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CITY OF ARROYO GRANDE

2001 GENERAL PLAN

Policy Document and Elements

ADOPTED BY CITY COUNCIL, October 9, 2001

Prepared by the
Community Development Department
City of Arroyo Grande
214 E. Branch Street
Arroyo Grande, CA 93420

Program Consultant:
Strong Planning Services, Inc.

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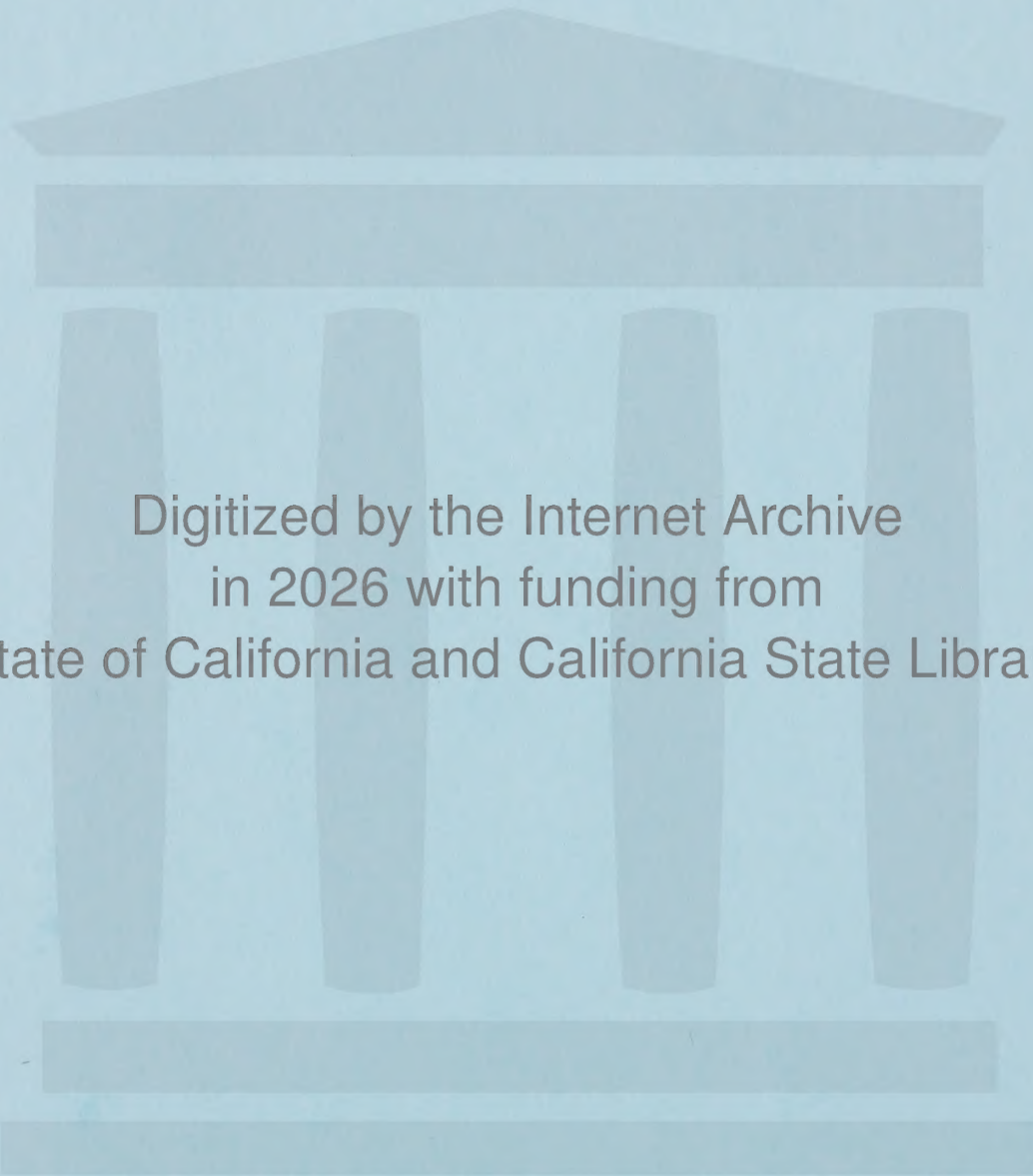
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INTRODUCTION

PURPOSE AND FUNCTION OF THE GENERAL PLAN

The General Plan is the foundation development policy document of the City of Arroyo Grande. It defines the framework by which the physical, economic and human resources of the City are to be managed and utilized over time. By providing a basis for rational decision-making, this document guides civic decisions regarding:

- land use and circulation;
- the design and/or character of buildings, open spaces, streets and other features;
- the conservation of existing housing and the provision of new dwelling units;
- the provision of supporting infrastructure and public services;
- the protection of environmental resources and agricultural uses;
- the protection of residents from natural and human-caused hazards; and,
- topics of other elements.

The General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The Plan informs these citizens of the goals, objectives, policies, and standards for development of the City of Arroyo Grande and the responsibilities of all sectors in meeting these.

Statutory Requirements

California State law (Government Code Section 65300) requires that each city prepare and adopt a comprehensive, long-term General Plan to guide its future development. A General Plan must contain seven elements, including land use, circulation, housing, conservation, open space, noise and safety, and conform to the *State of California General Plan Guidelines*, published by the Governor's Office of Planning and Research. In addition to the seven required elements, state law permits cities to include optional elements in their General Plans, enabling local governments to address the specific needs, unique character and concerns of their jurisdictions. Arroyo Grande has three optional elements in its General Plan:

1. Agriculture;
2. Economic Development; and,
3. Parks and Recreation.

California State law requires that the day-to-day decisions of a city follow logically from and be consistent with the General Plan. More specifically, Government Code Sections 65860, 66473.5 and 656474 require that zoning ordinances, subdivision and parcel map approvals be consistent with the General Plan.

Amending the General Plan

The City may not amend any one of the mandatory elements of its General Plan more than four times in one calendar year. Typically, General Plan amendments are associated with privately initiated development projects. The *General Plan Guidelines* suggest the following criteria for General Plan amendments:

- The amendment must be in the public interest;
- The amendment must be consistent with other parts of the General Plan;
- If the amendment necessitates other changes to the plan, those changes must be considered at the same time in order to maintain internal consistency; and
- If the amendment necessitates changes in zoning or other ordinances, those changes should be considered within a reasonable time.

It is advisable that the City periodically update its General Plan to assure that the vision, goals and policies accurately and consistently outline the community's growth management intentions.

Purpose and Structure of this General Plan Update

The City of Arroyo Grande's General Plan was last updated in 1990. Significant changes in the City's existing conditions and community's vision have occurred since that time which necessitate the review and modification of the City's objectives, policies and implementation proposals. These changes include population growth, housing characteristics and needs, traffic conditions, economic development and commercial trends, concerns regarding conservation of small town character, and preservation of prime agricultural lands.

The City initiated this update process in 1998 and intends to complete the environmental review and adoption in 2001: This document is hereinafter called the 2001 General Plan Update.

Elements of the 2001 General Plan Update

The City of Arroyo Grande's 2001 General Plan Update includes the seven mandated General Plan elements (Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety) and three optional elements: (Parks and Recreation, Agriculture and Economic Development). Open Space and Conservation were combined in the City's 1990 General Plan and in the 2001 Update include Agriculture, reflecting the added emphasis on the preservation of prime agricultural properties within and adjoining the Arroyo Grande urban area.

Relationship Among General Plan Elements

As a comprehensive strategy for the management of a city's diverse physical, economic, and social resources, there is a high level of interrelationship among the topics and elements of the General Plan Update. The Agriculture, Open Space, and Conservation Element define policy for the protection of significant natural resources, providing the setting or context for urban land use development and incorporated City areas including single-family and multi-family residential, office, commercial and Mixed Use development. The Land Use Element includes the Agriculture, Open Space and Conservation Elements by reference and also includes unincorporated 'Fringe Area' Residential Rural and Residential Suburban north and southeast of the City, as prescribed in the County Land Use Element, San Luis Bay Area Plan-Inland. Although outside the City's jurisdiction, the development of Fringe Area residential, Agriculture, and other uses within the Planning Area directly impact on the Urban Land Uses within the City. The focus of the City General Plan Update is the Urban Land Use Element that provides for the types, density or intensity, design and distribution of existing and potential City areas, including single family residential, multiple family residential, community facilities, office, commercial and mixed-use development categories. The Circulation Element identifies the street pattern and other

circulation infrastructure and transportation systems needed to support the uses accommodated by the Land Use Element. The Housing Element provides for the manner in which existing housing will be conserved and new housing will be produced, in context of the residential and Mixed Use areas proposed for development by the Land Use Element including unincorporated Rural Residential and Residential Suburban uses. The Noise Element identifies the sources and outlines policy to protect land uses against adverse noise levels associated with necessary circulation and related activity. The Safety Element provides for the protection of lives and property from the adverse effects of natural and man-caused hazards. The Park and Recreation Element outlines these public facilities and services desired to support the City and area residents, businesses, and visitors' leisure-time activities. The Economic Development Element defines the objectives, policies and proposals for improved employment, business retention and expansion, and fiscal growth of the community.

Definition of Objectives, Policies, and Implementation Measures

Each element of the General Plan is made up of a set of objectives, policies, and proposed implementation measures. Some policies and proposals are expressed in maps and diagrams.

Objectives define general future goals relevant to the issues addressed within each element. They are expressed in the General Plan Update as desired end states rather than actions. As general expressions of community desires, they are qualitative and descriptive. In this General Plan Update, objectives are labeled numerically within each element; for example, within the Land Use Element, labeled LU1, LU2, etc.

Policies are set forth for each objective. Two types of policies are offered in this General Plan Update – general policy statements and implementing policies. **Policy statements** guide decisions in accordance with objectives. In this General Plan Update, each policy statement is listed numerically according to the objective it supports. For example, policies that support objective LU2 are listed as LU2-1, LU2-2, etc. Similarly each **implementing policy** (policy that provides definitions or more specific direction with regarding to implementing objectives) is listed beneath and labeled according to the policy it supports (e.g., implementing policies that support policy AG3-1 are labeled AG3-1.1, AG3-1.2, etc.).

Implementation measures are proposed actions, procedures, programs, or proposals that carry out General Plan policy. Often implementation measures support more than one policy. Therefore, a list of these implementation measures is provided at the end of each element.

Relationship to Other Documents and Planning Programs

Program EIR

In accordance with the provisions of Section 15166 of the California Environmental Quality Act (CEQA), an integral program EIR document is included in the 2001 General Plan Update to discuss the environmental impacts associated with its adoption and implementation and to outline mitigation measures as required.

Development Code/Zoning

Zoning is one of the primary means of implementing the General Plan. The City of Arroyo Grande's zoning is set forth within its Development Code. The Code divides land within the City into zoning districts and specifies permitted uses and development standards within each district, such as allowable density, minimum lot size, building height and setback limits, fence, sign and parking requirements. The Code requires that proposed uses are consistent with the General Plan.

Upon adoption of the 2001 General Plan Update, the City will initiate a comprehensive review and necessary revisions to the Development Code and zoning map for consistency. This process is expected to occur in 2002 and 2003.

The review and revisions of the Development Code and zoning map will involve additional public notice and hearings requiring one year or more to complete. In the interim, where the General Plan Update and Development Code/zoning map regulations differ regarding appropriate use or intensity of development, the more restrictive interpretation shall apply. However, an interim amendment should be initiated to enable Mixed Use developments in current VC, HC, GC, or I zones substantially as follows: Any combination of mixed uses, or any project proposing a residential component in a commercial or industrial district shall be considered pursuant to Conditional Use Permit approval (Development Code Section 9-03.050) or Planned Unit Development Permit approval (Development Code Section 9-03.160). In addition, where affordable housing is proposed in a Mixed Use designation, density incentives exceeding 25% may be considered.

Specific Plans/Planned Developments

Specific Plans are another tool for implementing the General Plan. They are especially useful for planning large projects and development of sites with unusual environmental constraints and opportunities. The City's Development Code recognizes Specific Plans and Planned Development zoning as appropriate procedures for development of large-scale, mixed-use developments. Specific Plans and Planned Developments provide detailed standards and design criteria, including the distribution, location, and extent of land uses and provision of infrastructure within the project area in order to support proposed development. Specific Plan or Planned Development should be consistent with the General Plan. Any interested party may request the adoption, amendment, or repeal of a Specific Plan but generally such applications are initiated by the property owner. Within the City of Arroyo Grande, Planned Development zoning has guided development of several large residential subdivisions within the hills and valleys composing the northwest part of the City. Specific Plans have been previously adopted for certain undeveloped properties surrounded by existing urban uses. Additional Specific Plans are proposed for large undeveloped properties and potential annexation areas to the southeast of the City.

General Plan Related Information and Reference Materials

The 1990 General Plan preparation and many of the component elements provide a large volume of background information and reference materials that influenced the objectives, policies and implementation measures. While these documents are helpful in understanding how the City and its development policies have evolved, and the importance of various resources, constraints and opportunities that have influenced choice of development alternatives, it would be excessive and too complex to revise all resource studies and references as an integral part of the General Plan Update.

In the 2001 General Plan Update, these background materials and key reference documents are identified for information purposes and summarized where considered essential. The City of Arroyo Grande, Department of Community Development is compiling a "Planning Reference Library" that will be provided to the South County Branch Library at 600 West Branch Street, Arroyo Grande for public use. Some of the summarized information is contained in an "Informational Appendix" divided into the same chapters as the General Plan Update Elements and available at the Community Development Department, 214 E. Branch Street, Arroyo Grande as a supplement to the policy document. As time permits, the City will add additional technical reports and summaries to the Planning Reference Library and Information Appendix. These should not be interpreted as integral parts of the General Plan unless the City specifically refers to them as such. Otherwise, they are simply information sources and reference materials.

Community Participation and Input

In order to assure that the 2001 General Plan Update accurately reflects the community's perspectives and values and addresses current issues of importance to the citizens, public involvement has played an extensive role in the development of this General Plan Update. Interviews with community stakeholders, a community-wide survey, public workshops, and other opportunities have been provided to maximize the input of a broad representation of Arroyo Grande's residents, businesses, property owners, and other interested parties.

Community participation for this General Plan Update included the following:

Visions Workshop

On February 28, 1998, a workshop was conducted to enable members of the community to articulate their visions for the City's future. Approximately 150 people attended the three hour Visions Workshop. Participants indicated their ideas regarding numerous issues, including the future growth, agricultural land preservation and open space conservation, potential development of housing and residential neighborhoods, desired character of the Village and East Grand Avenue, and other commercial, public facilities and recreational areas. Although community members expressed differing priorities and direction for the City concerning some of the specific issues, the results provided a general direction with respect to the following key issues:

- *Growth Management.* Growth management is necessary to address development pressures in a way that will provide for economic benefits but also ensure the protection of a rural/small town character. There was a strong consensus against increasing housing density in existing residential neighborhoods and in favor of attracting and retaining job opportunities.
- *Preservation of Agricultural Lands.* The participants were in general agreement regarding preservation of agricultural lands in and adjoining the City for a variety of purposes, including food production, the provision of open space, promotion of the City's identity as a small town with rural character, for basic employment, and as a consistent regional planning policy requiring both City and County cooperation.
- *Residential Uses.* High-density residential uses and uniform tract housing were strongly discouraged, while residential uses that "fit" or reflect the community's environmental resources and small town rural character were encouraged.
- *The Village.* The participants expressed a desire to maintain the historic character of the Village by encouraging complementary uses such as outdoor cafes, community and tourist oriented shopping and cultural uses, promoting pedestrian oriented street improvements, and rerouting conflicting through and heavy truck traffic.
- *East Grand Avenue.* The results of the workshop indicate a strong community desire to improve the character of the East Grand Avenue commercial corridor by providing more attractive shopping, pedestrian oriented development, common architectural design theme and considering compatible Mixed Uses.
- *Park and Recreational Uses.* A desire for more open space, active and passive recreational parks was expressed at the workshop, including strong support for the development of a greenbelt and trail system along Arroyo Grande Creek system.

Alternatives Workshop

In response to the community desires expressed at the Visions Workshop, three preliminary alternative growth concepts were developed, illustrating different options for the future development of the City, presented at an Alternatives Workshop conducted on June 20, 1998. The primary difference proposed by these alternatives were the possible development of remaining agricultural properties: (a) preserve as is, (b) allow conversion for low density housing, and (c) conversion of agricultural lands for Mixed Use villages, containing housing, neighborhood centers, parks, and greenbelts. All three alternatives included a proposed future development of a business park in the southeastern portion of the City, to reflect the vision of economic development to accommodate new job opportunities.

Based on the public input obtained at this workshop, it was concluded that there is substantial public concurrence for the following features of these three alternatives:

- The preservation of existing agricultural lands. Alternatives that suggested conversion had very little support.
- The maintenance of the Village as a community and visitor oriented place, with in-fill projects limited to pedestrian-oriented and compatible uses, in scale with those that exist.
- The expansion of "Village-type" uses south along Traffic Way and east along E. Branch Street.
- The revitalization of East Grand Avenue corridor including pedestrian oriented streetscape improvements, and the establishment of Mixed Uses and improved community shopping east of Oak Park Boulevard.
- The establishment of a greenbelt/trail network along Arroyo Grande Creek system.

The most significant question concerned future annexation and development of property in the southeastern portion of the City enabling development of a business park. The 2001 General Plan Update proposes that this annexation and development alternative be considered separately as a General Plan Amendment or Specific Plan and EIR.

General Plan Update Citizens Survey

In order to provide the public with another opportunity to provide input regarding the 2001 General Plan Update, the City distributed a "General Plan Citizens Survey." The survey included fifteen questions regarding issues similar to those discussed at the public workshops, distributed to each household within the City. About 1,020 surveys were completed and returned to the City. The results of the survey reiterated the community's desire to:

- preserve agricultural uses,
- manage growth and development,
- maintain the small town, rural character of the community and the Village area,
- change the character of East Grand Avenue to provide more attractive shopping, and
- provide for more passive recreational uses including hillside open space and creek trail system.

Community Vision as the Basis for General Plan Update

Blending these expressed community desires and "vision" regarding the quality of life that people cherish and want to maintain and enhance, the City of Arroyo Grande's 2001 General Plan Update has identified five fundamental shared community values:

1. A "balanced" economy that offers a diversity of employment opportunities in agriculture, retail, service, professional and other industries, and which supports family-managed and other small businesses.
2. An "affordable" community where people who work locally can also afford to live and integrate their professional and personal/family roles, within a range of choices in housing type suitable for varied lifestyles and stages in life.
3. A "small town, rural character" community where residents and visitors can find relaxation, comfort and charm.
4. A "responsible" citizenry who understand ecological relationships and are willing to live within limits that protect sensitive and treasured resources, and who take into account the needs of others.
5. A "sustainable" community, where resources are conserved facilitating the continuity of historical legacies into a desirable future for following generations as well as the present one.

These principles underlie the objectives, policies and proposals expressed in the 2001 General Plan Update and each of the component elements, and should guide future amendments.

Background and Location

Location and Regional Setting

The City of Arroyo Grande occupies 5.45 square miles (3,388 acres) of land along Highway 101 in southwestern San Luis Obispo County, as shown on Map 1. It is immediately adjacent to the west and southwest to urban development within the Cities of Pismo Beach and Grover Beach, and unincorporated community of Oceano. Unincorporated lands adjoin the City to the north, east, and south. Residential Rural and Suburban development characterize unincorporated areas to the north and southeast of the City while Agriculture uses dominate the Arroyo Grande Valley that extends northeast and the Cienega Valley south of the City. Arroyo Grande Creek runs in a generally north-south direction through the eastern portion of the City.

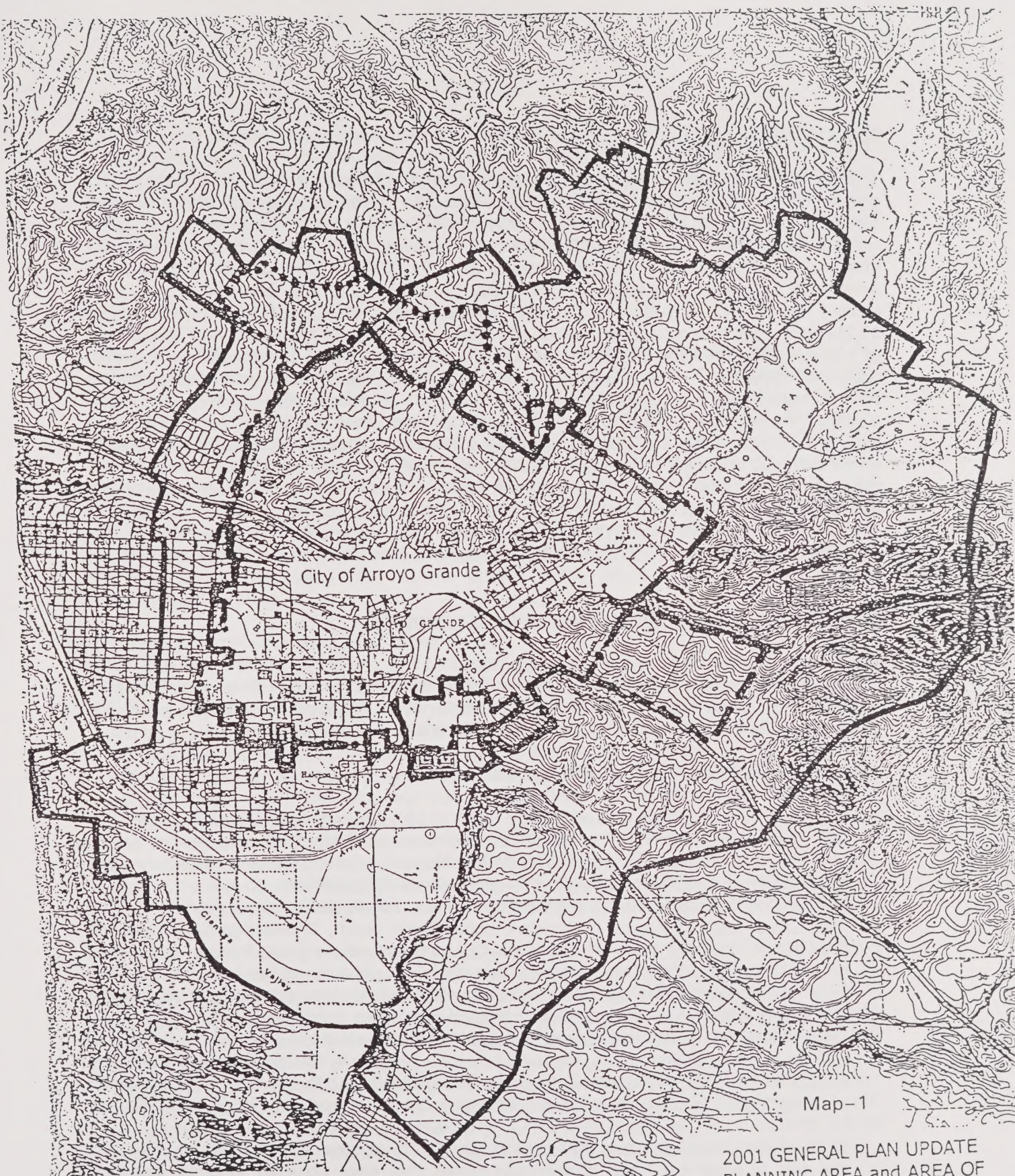
Jurisdictional and Planning Area Boundaries

The focus of the 2001 General Plan Update is to provide a policy plan for future land uses within the City of Arroyo Grande. However, future land uses patterns and development within the City must be considered within the context of its surrounding areas. Therefore, the 2001 General Plan Update addresses future land uses within city limits, lands included within the City's "Sphere of Influence" and other adjoining and integral areas encompassed by the City within the larger "Areas of Environmental Concern," also referred to as the City's planning area.

The Sphere of Influence (SOI) includes lands within the City's ultimate service area as adopted by the Local Agency Formation Commission (LAFCO). It typically includes adjacent or surrounded areas. Changes to the SOI must be approved by LAFCO. As shown on Map 1, the City of Arroyo Grande's Sphere Of Influence includes approximately 760 acres of hillside

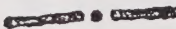
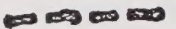
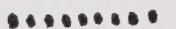
Residential Suburban land adjacent to the City's north boundary, a 185-acre agricultural parcel along the City's southeastern border, and a small area along the City's southern border that contains a mobile home park and vacant parcel. The 2001 General Plan Update proposes some revisions to the adopted Sphere of Influence areas, reducing the proposed Urban Reserve Limits.

Areas surrounding the City and Urban Reserve Limits that affect planning issues within the City are included in "Areas of Environmental Concern" (AEC). This Planning Area includes large areas of Agriculture, Residential Rural and Residential Suburban County lands primarily to the north, and southeast of the City. Portions of the Cities of Pismo Beach and Grover Beach and the unincorporated community of Oceano that border the west, southwest and south sides of Arroyo Grande, respectively are also within the City of Arroyo Grande's Planning Area and Area of Environmental Concern.



Map-1

2001 GENERAL PLAN UPDATE
PLANNING AREA and AREA OF
ENVIRONMENTAL CONCERN (AEC)

-  Planning Area - AEC
-  2001 City Limits
-  Sphere Of Influence (SOI), Proposed
-  Sphere Of Influence (SOI) To Be Excluded

Population Growth Trends

The City of Arroyo Grande's population has grown from a population of 3,291 in 1960 to 15,851 people (based on the 2000 federal census). Population growth during the 1960's occurred rapidly, some years exceeding 12 percent. In the 1970's, growth slowed to an average of seven percent, falling still further in the 1980's to two percent from 1980 to 1985. From 1985 to 1987 growth stopped during major national recession and from 1987 to 1990, growth resumed at an average of 2.5 percent per year. Annual population increases of less than one percent have marked the 1990's. According to the 2000 Federal census, the City of Arroyo Grande grew 10.2% since 1990 to a resident population of 15,851. Assuming an average annual growth rate of approximately 1% from the current estimated 2001 population of 16,000, the General Plan "build-out" capacity of about 20,000 would be reached by 2023. Average annual rates seldom occur, however, as the production of housing often occurs in cycles of above average and below average. For example, construction of 53 homes per year would constitute approximately 1% growth of current resident population assuming average household population for single-family owner-occupied housing. And past trends have varied widely based on market factors beyond the control of the City. Current estimates from San Luis Obispo Council of Governments project the City's "General Plan build-out population" at approximately 19,000 to 20,000 residents by 2023 at a rate of approximately 1% annual average. For General Plan Update purposes, the "build out" projection of approximately 20,000 residents coincides with a twenty-year planning period.

Identification of Issues, (Opportunities and Constraints)

Some of the significant issues and challenges associated with present and future land uses in the City of Arroyo Grande were summarized during Update formulation. These issues and challenges establish the context within which the 2001 General Plan Update is crafted, and which the General Plan Update attempts to address through its objectives and policies.

Regional Context/Relationship to Adjoining Urban Areas

- The City of Arroyo Grande is located along Highway 101, approximately midway between San Luis Obispo and Santa Maria. The 101 corridor between Santa Maria and Arroyo Grande includes the unincorporated community of Nipomo and adjoining Mesa areas where rapid suburban development is occurring in the unincorporated Nipomo area.
- For travelers heading north on the freeway, Arroyo Grande serves as a "gateway" to the "Five Cities" area, composed of Arroyo Grande, Pismo Beach, Grover Beach, Oceano and Shell Beach. As such, the character of the City as perceived along the freeway and certain arterial streets within the City plays a key role within a regional as well as local context. The "Five Cities" area implies that these once separate communities are merging as a single urban area, with little or no separation or distinction between the communities.
- In addition to the quality and scale of urban development within the City, the relationship of built environment to surrounding natural resources – particularly hillsides, canyons and ridges located to the north and east and agricultural areas to the northeast and south – play an important role in defining the character of the Five Cities area and the City of Arroyo Grande itself.
- The community has expressed the desire to retain a "rural, small town" character within the City and to avoid the types of suburban sprawl that have occurred in other locations, perceived by local residents as undesirable. The City faces the challenge of managing growth to counter predominant land development market forces that have contributed to "suburban sprawl" rather than urban in-fill and revitalization. Inherent in this challenge of managing growth to encourage urban in-fill and revitalization rather than low density "suburban sprawl" is the perceived or actual community and resident preference for large lot,

single-family housing developments rather than more intensive infill. Unless the community and housing market accept this type and density of housing and integrate it within the “small town, rural character” the single-family market forces may shift to other areas beyond the City of Arroyo Grande’s jurisdiction, such as Nipomo Mesa, creating “suburban sprawl” from the outside-in. It is therefore apparent that the City must coordinate its growth management policies with those of other jurisdictions in the region, particularly the County of San Luis Obispo.

Regional Context/Relationship to Agricultural Uses

- The Arroyo Grande Valley and La Cienega Valley, comprising approximately 2,500 acres of land along the Arroyo Grande Creek, contain some of the world’s most productive agricultural land. Two key factors influence the sustainability of agricultural production and the relationship of agricultural land to adjoining uses. Currently, Highway 101 and urban development within the City of Arroyo Grande divide agricultural areas north and south of the freeway. Development patterns within the City, particularly higher density residential developments adjacent to agricultural land have intruded into agricultural areas and additional divisions within agricultural areas north and south of Highway 101 threaten their viability. Pressure for conversion of agricultural land is a key issue within and adjoining the City. This issue must be considered in the context of potential effects on the larger pattern of agricultural uses within the Arroyo Grande Valley as a whole in the City and unincorporated areas.

Limited Remaining Undeveloped Land Within the City

- Land within the City of Arroyo Grande comprises gradual to steep hillsides to the east and north and relatively flat alluvial plain in the central, south and western portions of the City. Arroyo Grande Creek runs in north south direction through the eastern portion of the City. Development within the City historically was concentrated in central and southwestern portions of the City but recently spread to hillside areas north of Highway 101. Few vacant parcels remain within the City, and now a substantial portion of regional development pressures focus on agricultural parcels.
- The preservation of agricultural uses within and adjoining the City remains a fundamental goal within the community as confirmed by the input obtained during the public participation process for this General Plan Update. The City faces the basic challenge of accommodating economic development and growth within the City while maintaining agricultural preservation in and adjoining the City.
- The City has achieved commendable results with regard to preserving passive open spaces along stream corridors and wooded slopes within Planned Development areas north of Highway 101 and implementation of Neo-Traditional design principles on in-fill projects southwest of Highway 101. Few large undeveloped areas remain and future development will involve more intensive “Mixed Use” planned developments within previously developed parts of the City.
- Opportunities for continued economic growth involve redevelopment, in-fill, and revitalization of limited properties remaining which should be carefully utilized, with special concern for compatibility with existing adjoining development. Prime locations for such initiatives include areas along East Grand Avenue and El Camino Real as well as south and east of the Village.

Circulation Constraints Within the City of Arroyo Grande

- Highway 101 bisects the City and there is only one interchange with four-way access, at Grand Avenue. Oak Park Boulevard provides three directions of access, but two of them are offset. Other ramps at Brisco Road, Halcyon Road, Fair Oaks Avenue, Traffic Way, and

outside city limits at El Campo Road, are partial with termini that lead to complex routing on the local street system, or incomplete circulation.

- North-south connections between areas of the City on either side of the freeway are limited. Only two roadways (Grand Avenue and Oak Park Boulevard) provide arterial-crossing opportunities, while two others (Brisco Road and Fair Oaks Avenue) provide indirect access across Highway 101.
- State Highway 227 bisects the historic Village contributing to both commercial and residential traffic congestion and disruption of land use by through traffic. Although alternative routes have been considered to the southeast, lack of interchange connection with Highway 101 and bridge crossing of Arroyo Grande Creek have precluded serious consideration of these "by-pass" alignments. The 2001 General Plan Update Circulation Element proposes local "relief route study areas" instead.
- The possibilities of engineered solutions to these regional features of the circulation system are limited by existing developments and design standards as well as budgetary constraints. The constraints of the existing circulation system therefore are a fundamental concern to future land use development. The City wants to achieve Level of Service (LOS) 'C' despite existing deficiencies.
- As evidenced in the public participation process for this 2001 General Plan Update, the community of Arroyo Grande values and seeks to retain the existing character of its historic Village area. East Branch Street must accommodate demands generated by existing and future uses, yet through-traffic – particularly truck traffic – is incompatible with the desired pedestrian character of the Village.
- Pedestrian, bike and other non-auto modes are poorly developed in the City. Design and planning for increased reliance on such alternative modes would contribute toward energy efficiency, more sustainable land use development patterns and better reflect existing circulation constraints. The City will promote "multi-modal" circulation but it recognizes that established regional land use patterns are conducive to continued citizen preference to automobile use.

Citizen's Conservation Ethics

Because of its geographic location and history, citizens of the City of Arroyo Grande recognize a stewardship responsibility toward important factors that are unique to the City and define its character in a regional context:

- Given the fertility of its soils and historical association with agricultural activities in the Central Coast area, a responsibility for protection of its remaining prime agricultural land and the community's agrarian character.
- Given the integrity of the City's historic commercial core, a responsibility for preservation and sensitive enhancement of the unique ambiance and character of its "Village" area.
- Given its location as the southernmost of the "Five Cities" and its straddling of the Highway 101 freeway, recognition of its status and function as a "gateway", and a responsibility for defining the character and reinforcing the boundaries of urban development.

These three factors underlie the definition of objectives and policies within the Land Use Element and should be considered as fundamental considerations in any future amendments or Updates to the General Plan as well as the basic tests of consistency between Agriculture, Open Space and Conservation Element and the Urban Land Use Element.

Constitutional Compliance

Should any provision of this General Plan, including any Element thereof, cause a regulatory taking in its application to specific property, then that provision shall be relaxed to the least possible extent necessary to eliminate the regulatory taking, while continuing to preserve the intent of the provision and the General Plan.

Principals
Agriculture Objectives and Policies
Conservation and Open Space Objectives and Policies
Ag/C/OS Implementation Measures

AGRICULTURE and CONSERVATION/OPEN SPACE ELEMENT
(An Integral Part of the Land Use Element)
Adopted by City Council, October 9, 2001

AGRICULTURE, CONSERVATION and OPEN SPACE ELEMENT

Principals:

- That resources such as prime capability soils are highly productive whether for agricultural purposes, watershed or natural habitat.
- Resources that are irretrievable and/or irreplaceable need to be protected and preserved.
- Individuals and the community have a responsibility to future generations as well as to wildlife to preserve and protect finite natural resources.
- Resources lands contribute to overall public health, safety and welfare beyond provision of basic necessities such as food, fiber and livelihood.
- Land Use and urban development shall be managed and limited to that which can be sustained by the available resources and serviced by the circulation and other infrastructure systems.

AGRICULTURE OBJECTIVES and POLICIES:

Ag1 Avoid, minimize and/or mitigate loss of prime farmland soils and conserve non-prime Agriculture use and natural resource lands.

Ag1-1 Designate prime farmland soils that are not predominately committed to non-Agricultural development as Agriculture (Ag) and/or Agriculture Preserve (AgP), whether or not in current agricultural productive use.

Ag1-1.1 Prime Farmland Soils shall include all land, whether a single parcel or contiguous parcels, that if irrigated, qualifies for rating as Class I or Class II in the USDA Natural Resources Conservation Service land use capability classification whether or not the land is actually irrigated, provided that irrigation is feasible. (This definition is derived from the Local Government Reorganization Act of 2000 as reorganized and amended in 2000. Section 56064(a)). Prime farmland soils shall also include farmland of Statewide importance as identified in the USDA, Natural Resources Conservation Services, outlined in the Land Inventory and Monitoring (LIM) Project Soil Survey for San Luis Obispo County, California, Coastal Part, September 1984.

Ag1-1.2 Public facilities are permitted on agricultural and natural resource land when required by health, safety, or welfare of the public.

Ag1-1.3 Either Agriculture or Agriculture Preserve zoning are consistent with the Agriculture classification of the plan.

Ag1-2 Designate as Conservation/Open Space (C/OS) or County Rural Lands all non-prime Ag lands with important natural resource or open space values that the community intends to conserve.

- Ag1-2.1 Areas with a C/OS designation shall be subject to special measures and/or programs designed to conserve natural resources and protect the community from their loss, including measures or programs that may be developed subsequent to adoption of this General Plan Update.
- Ag1-3 Support existing programs and develop strategies to retain areas of prime farmland soils in agricultural use and other Conservation/Open Space (C/OS) areas in a natural, undeveloped state.
- Ag1-3.1 Encourage Williamson Act participation by agricultural landowners. An inventory of parcels under Williamson Act contract within the City shall be maintained by the Community Development Department and the status of those contracts reported to the Planning Commission and City Council. The City's objective shall be 100% enrollment of statutory qualified parcels bearing an Ag designation. The City's aim shall be to maintain contiguity of Ag and C/OS parcels and avoid fragmentation of areas having prime farmland soils or non-prime Conservation/Open Space designation.
- Ag1-3.2 Encourage dedication of conservation easements over parcels having Conservation/Open Space (C/OS) designation. An inventory of conservation easements and similar restrictions within the City shall be maintained by the Community Development Department and reported annually to the Planning Commission and City Council. The City's objective shall be to maintain 100% of the Conservation/Open Space designation under interim or permanent open space or conservation easements.
- Ag1-4 Establish and apply a significance criterion (threshold of significance) for CEQA analysis, as provided by CEQA Guidelines Section 15064.7, that considers loss of prime farmland soils as a significant adverse environmental impact.
- Ag1-4.1 Loss of prime farmland soils shall refer to their unavailability for agricultural use. Loss may occur through natural causes or development such as coverage (e.g., paving, construction of buildings, etc.), or conversion to urban/suburban use (including residential yards/gardens and recreational areas). Cessation of agricultural use shall not constitute loss so long as the parcel remains fallow or is allowed to revert to a natural undeveloped state. Site improvements that are intended to support agricultural operations - such as grading, irrigation or drainage facilities, unpaved roads, or farm buildings and structures -- shall not constitute loss so long as the improvements do not substantially diminish the capability of agricultural operations on the parcel or within the area and the improvements are directly related to agricultural production on the site.
- Ag1-4.2 Possible mitigation for loss of areas having prime farmland soils may include permanent protection of prime farmland soils at a ratio of 1:1 with regard to the acreage of land removed from the capability for agricultural use. Permanent protection may involve, but is not limited to, dedication of a perpetual agriculture or conservation easement or other effective mechanism to ensure that the area chosen as mitigation shall

not be subject to loss of its prime farmland soils. Suitability of location shall be determined by the City Council. The aim shall be to protect and preserve prime farmland soils primarily within and contiguous to City boundaries, secondly within the Urban Land Use Element area, and thirdly within the larger Arroyo Grande Valley and La Cienega Valley within the Area of Environmental Concern. Other potential mitigation measures for loss of areas having prime farmland soils include payment of in-lieu fees or such other mitigation acceptable to the City Council.

Ag1-4.3 Since prime farmland soils occur naturally and are geographically specific, the only means for mitigation to less than significant is preservation. The City's aim shall be to maintain contiguity of Ag and C/OS parcels and avoid fragmentation of areas having prime farmland soils. The City shall avoid development of prime farmland soil areas by directing growth potential to more suitable urban locations. Only after the imposition of available mitigation and consideration of alternatives to avoid the proposed action, may the City Council approve development on prime farmland soils subject to overriding considerations as permitted by California Government Code Section 15093.

Ag1-5 Conserve topsoil by encouraging cooperation between property owners, agriculture operators and growers, agencies and organizations that will result in effective soil conservation practices.

Ag1-5.1 Assure that city streets, drainage systems and other infrastructure do not adversely impact agricultural lands and that the roads, drainage and utility systems are properly maintained.

Ag1-5.2 Actively encourage conservation of soil resources.

Ag1-5.2.1 Make available to area farmers, in conjunction with Natural Resource Conservation Service, voluntary guidelines for farming operations on erodible soils.

Ag1-5.3 Minimize flood damage potential to farmland.

Ag1-5.3.1 Assure that urban developments incorporate adequate runoff and drainage detention and flood control.

Ag2 Allocate and conserve ground and surface water resources for agricultural use and minimize potential Fringe Area and urban development that would divert such resources from agriculture.

Ag2-1 Maintain water resources for production agriculture, both in quality and in quantity, so as to prevent the loss of agriculture due to competition for water with urban development.

Ag2-1.1 Minimize County Fringe Area and urban development that would adversely affect: (1) water supplies and quality or (2) groundwater recharge capability needed for agricultural use.

- Ag2-1.2 Support efforts to provide needed surface and/or ground water resources for agricultural irrigation to those properties zoned Agriculture, Very Low Density and Low Density.
- Ag2-2 Identify groundwater recharge areas that are pertinent to agricultural water usage.
 - Ag2-2.1 For purposes of this policy, 'groundwater recharge area' refers to all areas with sufficient soil permeability or appropriate geologic structure such that surface water penetrates to one or more subterranean aquifers that are currently used or could reasonably be used in the future for agricultural irrigation.
 - Ag2-2.2 The location and suitability of groundwater recharge areas shall be identified in CEQA analyses and considered with regard to impacts on agricultural land uses.
- Ag2-3 Ensure that urban land use and Residential Rural or Suburban development projects result in no net decrease in groundwater recharge and no adverse effect on agricultural water supplies.
 - Ag2-3.1 Require mitigation measures that result in no net decrease in groundwater recharge.
- Ag2-4 Detention, retention and recharge basins shall be designed as open space and habitat resources in addition to flood control and other functions associated with a development. Their extent and engineering shall permit establishment of vegetative growth and utilization for passive recreation or compatible agricultural uses. The design of such Facilities shall include specific operation and maintenance programs that ensure that the capacity is not reduced.
- Ag2-5 Encourage water conservation by both agricultural and urban water users.
 - Ag2-5.1 Require water-conserving design in urban development proposals.
 - Ag2-5.2 Distribute irrigation standards for urban area agricultural uses.

Ag3 Current acreage of agricultural uses within Arroyo Grande's Area of Environmental Concern shall be maintained.

- Ag3-1 Designate all lands currently in agricultural use, and vacant lands having been in agricultural use for at least six (6) months within the past ten (10) years, as Agriculture (Ag) unless otherwise classified and partially developed for non-Agricultural uses.
 - Ag3-1.1 Agricultural use shall include grazing by domesticated animals (e.g. horses, cattle, sheep, goats, etc) or other animals (e.g. buffalo, ostrich, deer, etc.) managed for commercial or conservation purposes; tending of animals (e.g. chickens, rabbits, etc.) for commercial products (e.g., eggs, meat, fur) or for conservation purposes (e.g., wildlife refuge); cultivation of food crops intended for human or animal consumption,

including products requiring substantial processing after harvest; cultivation of flowers, trees or ornamental flora, including landscaping materials; active management of orchards or vineyards; or any other activity where the soil and climate provide an essential component of commercial productivity.

- Ag3-1.2 Commercial value and significance with regard to agricultural use shall refer to the purpose of the activity rather than to any particular economic threshold. The criterion is whether the activity is pursued with the intent to sell agricultural products, directly or indirectly and whether profitable or not. Activity pursued for personal consumption or pleasure (e.g., keeping a horse for family riding, a goat for household milk, or a small vineyard for home vinting) does not qualify as an agricultural use.
 - Ag3-1.3 Agricultural land shall encompass parcels with agricultural uses and one or more residential structures and/or outbuildings designed to shelter or contain animals or store agricultural products or equipment and supplies.
 - Ag3-1.4 Parcels with no agricultural uses, of a primarily residential nature, shall be considered residential. Parcels with no agricultural uses, which contain uses related to and supportive of agricultural operations, shall be considered agricultural.
 - Ag3-1.5 Vacant or undeveloped agricultural land shall refer to fallow cropland, grazing land or land supporting other agricultural uses as identified in AG3-1.1, that is not in productive use at the time of any designation action or re-designation request.
- Ag3-2 Outside the City limits and within Arroyo Grande's Area of Environmental Concern, designate those lands identified in San Luis Obispo County's General Plan as Agriculture, which are currently in agricultural use or have been in agricultural use for at least six (6) months within the past ten (10) years, as Agriculture (Ag).
- Ag3-2.1 County designation shall be as determined as of December 15, 1998, the date of adoption by the Board of Supervisors, of the County's *Agriculture & Open Space Element*.
 - Ag3-2.2 Should landowners of parcels in this area request consideration for inclusion within the City's Sphere of Influence and/or annexation to the City of Arroyo Grande, the request shall be evaluated based on the City's criteria for Agriculture designation and zoning, and be subject to all policies and regulations pertaining to that use.
- Ag3-3 Agricultural land shall be considered as two sub-types: Prime and non-prime. Because of soil and slope conditions, and non-expandable nature of these areas, prime Agriculture areas shall have the highest priority for protection from conversion to urban uses.
- Ag3-3.1 Prime Agriculture shall comprise what are commonly referred to as "bottom lands" within the Arroyo Grande Valley, Huasna Valley, Cienega Valley and Los Berros Valley. These are typically flat, irrigated, and in intensive crop production.

- Ag3-3.2 Non-prime areas shall comprise what are commonly referred to as "grass lands" on hillsides and sloped areas generally southeast, east and north of the urban area. These are typically non-irrigated and support grazing or dry-land crops.
- Ag3-4 Encourage the expansion of agricultural land uses.
 - Ag3-4.1 Encourage requests for re-classification of lands in Residential Rural and Residential Suburban and/or Urban land use districts to the Agriculture district.
- Ag3-5 All Ag-designated lands shall be considered 'Agricultural Preserve' for Land Conservation Act (Williamson Act) purposes and eligible to enter into Williamson Act contracts to the extent that statutory qualifications are satisfied.
 - Ag3-5.1 Promote Williamson Act contracts on Ag-designated properties within the City limits and the City's Area of Environmental Concern. The City's aim shall be 100% participation of qualified Ag-designated properties that are otherwise not protected in perpetuity.
 - Ag3-5.2 Encourage the County to support participation in the Williamson Act program by Ag-designated properties within the Area of Environmental Concern under jurisdiction of the County. The City's aim shall be 100% participation of qualified Ag-designated properties that are otherwise not protected in perpetuity.
- Ag3-6 Encourage lot mergers and consolidations within the Ag district, and among properties seeking inclusion into the Ag district, that would meet minimum parcel size requirements for Williamson Act participation and City standards for Agriculture uses.
 - Ag3-6.1 Establish incentives for lot mergers and consolidations. The City's aim shall be 100% of Ag-designated properties to be qualified for Williamson Act participation and compliant with City standards.
- Ag3-7 Where lot mergers and consolidations are impractical, encourage the establishment and maintenance of small-scale agricultural uses, specialty crops, and specialized animal facilities.
 - Ag3-7.1 Discourage rural residences as the primary use on existing small Ag designated parcels.
 - Ag3-7.2 Advise owners of legally non-conforming Ag parcels that City policy promotes continued agricultural use including specialty crops and right-to-farm adjoining Ag properties.
- Ag3-8 Encourage the establishment and succession of agricultural usage.
 - Ag3-8.1 Cooperate with the County Agricultural Commissioner and Farm Advisors to distribute information encouraging establishment of agricultural uses

and conversion to higher value crops to preserve Agriculture and conserve Conservation/Open Space lands.

Ag3-9 Discourage subdivision of Ag designated property.

Ag3-9.1 The minimum parcel size for new land division of Ag designated parcels that are irrigated shall be 20 acres.

Ag3-9.2 The minimum parcel size for new land division of Ag designated parcels that are non-irrigated shall be 40 acres.

Ag3-10 Where land division of an Ag designated property is proposed, the resulting parcels shall be designed to ensure the long-term protection of agricultural resources.

Ag3-10.1 Refer proposed divisions of Agriculture lands to the County Agricultural Commissioner for review and advisory comment as to whether the proposed parcels would be sustainable as agricultural parcels.

Ag3-10.2 Require that Ag parcels meet Williamson Act eligibility standards and enter into Williamson Act contracts if not otherwise protected in perpetuity.

Ag3-10.3 Require that divisions of Ag designated parcels include covenants, conditions and restrictions (CC&Rs) notifying subsequent owners that land is an Agricultural reserve and that the City supports its 'Right-to-Farm' Ordinance.

Ag3-10.4 Restrict the building sites of a subdivided Ag parcel to no more than 1 acre.

Ag3-10.5 Accessory buildings or structures shall be sited to minimize disruption of agricultural operations, avoid conversions of productive farmland, and take maximum advantage of existing infrastructure.

Ag3-10.6 Maintain existing irrigation infrastructure.

Ag3-11 Allow residential density of no more than two primary dwelling units on each legal parcel of 20 acres or larger within the Ag category. Allow no more than one primary dwelling unit on each parcel of less than 20 acres.

Ag3-12 Except as provided below, permit only Ag-related uses in areas designated Agriculture (Ag).

Ag3-12.1 Ag-related shall mean activities and structures associated with the growing and/or production of agricultural products for income.

Ag3-12.2 Incidental activities (such as roadside stands or bed-and-breakfast/farm stay accommodations) may be permitted, so long as those activities are related to the primary use, are clearly secondary to agricultural use, and that all building sites in the aggregate compose less than 1 acre of conforming (or less than 10% of the non-conforming) parcel size and are

situated such that they do not impinge upon the agricultural activities of the parcel and/or the Ag district.

Ag3-13 Discourage conversion of land within Ag designated areas to non-Agriculture uses.

Ag3-13.1 Cooperate with the County, special districts, and agricultural organizations/agencies to establish urban service and urban reserve lines that will protect agricultural land and stabilize agricultural uses within the Area of Environmental Concern.

Ag3-14 Consider re-classification of an Ag parcel (or contiguous set of parcels), only if and when the parcel or set of such parcels is less than minimum size (e.g. legally non-conforming as to area) and is isolated from other agricultural uses.

Ag3-14.1 "Isolated" shall refer to a parcel or set of parcels being predominately separated from other nearby Agriculture areas, or predominately surrounded by existing non-agricultural uses, such that it lacks contiguity with or connection to other areas of existing or potential agricultural use.

Ag3-14.2 In cases considered for conversion, the parcel(s) shall be adequately served by appropriate infrastructure and any development application shall be subject to environmental analysis as referenced in AOSCE Policy Ag1-4.

Ag3-15 Re-designation requests shall avoid leapfrogging of parcels in agricultural use that would result in other Ag parcels being widowed, including uses within County jurisdiction as well as uses within City.

Ag4 Support continued economic viability of agriculture as a specialized site-specific industry.

Ag4-1 Support increased productivity and enhancement of markets and/or Ag uses, such as vineyards, in appropriate areas, especially in locations that would retain Ag. Lands and/or improve or reestablish agricultural productivity.

Ag4-1.1 Continue support of the Farmers Market in Arroyo Grande on a regular basis in one or more appropriate locations.

Ag4-2 Support the development of new techniques and new practices in agricultural production.

Ag4-2.1 Favorably consider proposals for agricultural uses and practices that are compatible with surrounding uses.

Ag4-2.2 Minimize the burden to agricultural operators of any review and permitting requirements by the City.

Ag4-2.3 Affirm the City's Right to Farm Ordinance and its extension to new techniques and practices.

- Ag4-3 Provide incentives for landowners to maintain land in productive agricultural uses.
- Ag4-3.1 Encourage the establishment of small-scale agricultural uses, specialty crops, and specialized livestock facilities other than processing on existing small land parcels in the Ag category.
- Ag4-4 Allow incidental visitor-serving and incidental retail use and facilities in Ag designated areas that are beneficial to the agricultural industry and are compatible with long-term agricultural use of the land. Such uses shall be clearly incidental and secondary to the primary agricultural uses of the site, and meet the criteria of Ag3-12.2.
- Ag4-4.1 Visitor-serving uses may include tourism facilities such as bed-and-breakfast/farm stay lodging or food-serving establishments. Such uses shall be of a small-scale nature with discrete signage.
- Ag4-4.2 Incidental retail uses may involve on-site, area-specific or product-specific promotion and marketing of agricultural products, such as wine tasting at a vineyard. Such uses shall be of a small-scale nature with discrete signage.
- Ag4-4.3 Locate visitor-serving and incidental retail uses on the least productive agricultural lands unless there are no other feasible locations
- Ag4-5 Promote the establishment of service commercial type uses related to the support of local agricultural production outside Ag areas.
- Ag4-5.1 Locate Ag related service commercial uses in commercial or industrial districts with convenient access to areas of agricultural production. Service commercial type uses may include, but are not limited to, farm equipment rental and repair services, veterinary services, and bulk supplies.
- Ag4-6 Promote the establishment of compatible industrial facilities that support local agricultural production, processing, packing, and related industries.
- Ag4-6.1 Compatible industrial facilities include facilities that are fully enclosed and do not generate dust, odors or other emissions that may adversely affect residents or workers. Such facilities may include small-scale wineries, breweries, ice manufacturing, and other facilities as evaluated on a case-by-case basis.
- Ag4-6.2 Incompatible agricultural facilities of an industrial nature may include poultry operations, hog farms, feed lots, feed and grain mills, meat-packing plants, food processing plants, produce packing sheds, and certain types of transportation facilities for agricultural products and supplies, as evaluated on a case-by-case basis.
- Ag4-6.3 Locate agriculturally related industrial facility uses in commercial or industrial districts with convenient access to areas of agricultural production.

Ag5 Promote coexistence of agricultural and urban land uses.

Ag5-1 Affirm the Right-to-Farm Ordinance.

Ag5-1.1 Extend Right-to-Farm provisions to new areas that are adjoining lands approved for addition to the Agriculture district.

Ag5-2 Establish criteria for buffers between Agriculture land use designations and non-Agriculture land use designations.

Ag5-2.1 Buffers shall be established on all parcels proposed for non-agricultural development adjacent to agricultural uses, when the property is exposed to agricultural operations.

Ag5-2.2 No portion of any new residential structure within a non-Agricultural land use designation shall be located closer than 100 feet from the site of agricultural operations within an Agricultural land designation. Greater distances may be required based upon site-specific circumstances, to include consideration of established or existing farming operations or practices.

Ag5-2.3 The buffer area shall be noticed and/or fenced and landscaped in such manner to discourage human and domestic animal movement between the urban and agricultural areas and to screen urban uses from dust and wind-borne materials.

Ag5-2.4 The buffer area shall contain a minimum 20 feet depth of landscaping. Plantings shall be sufficiently dense and mature to provide aerosol protection within the first year of establishment. Greater landscaping depth may be required based upon site-specific circumstances, to include consideration of established or existing farming operations or practices.

Ag5-2.5 Buffer standards associated with non-residential structures and roadways shall account for the type of use, building orientation and building and roadways design.

Ag5-3 Land use conversions shall not adversely affect existing or potential agriculture production on adjacent lands designated Ag.

Ag5-4 Design special assessments that are equitable with regard to benefits, such that agricultural landowners are not disproportionately assessed for services that accrue to urban residents more than farmers or ranchers. Examples of such urban services include fire protection, park and recreation services and neighborhood street lighting.

Ag5-5 Minimize trespassing into agricultural areas, through signage, access restrictions, fines and other available means

Ag5-6 Establish a grievance or arbitration committee to mediate land use disputes between farmers and adjoining non-farm residents.

Ag 6 Agriculture classification shall include minimum development standards:

- Ag6-1 Ag zoning classifications shall prescribe minimum parcel sizes of 20-acres for cultivated, irrigated and/or prime agricultural land, and 40 acres for non-cultivated, non-irrigated and/or non-prime agricultural lands.
- Ag6-2 Ag Zoning classifications shall allow 1 dwelling unit per 10 acres and accessory structures provided all buildings comply with Ag 3-10.4, Ag 3-10.5 and Ag 3-11.

CONSERVATION and OPEN SPACE OBJECTIVES and POLICIES

C/OS1 Protect visually accessible scenic resources.

C/OS1-1 Identify and protect scenic resources and view sheds associated with them

- C/OS1-1.1 For purposes of this policy, a 'scenic resource' may refer to agricultural land, open spaces, hillsides, ridgelines, canyons, valleys, landmark trees, woodlands, wetlands, streambeds and banks, as well as aspects of the built environment that are of a historic nature, or unique to the City, or contribute to the rural, small town character of the City.
- C/OS1-1.2 For purposes of this policy, a 'view shed' refers to locations from which a scenic resource is visible. Such locations may be privately owned but generally accessible to the public. Public vantage points, such as travel paths (roadways, trails) or public facilities (schools, parks, etc) are especially important view sheds to maintain.
- C/OS1-1.3 Establish designated scenic corridors along public roads and highways that have unique or outstanding scenic attributes, such as views of prominent hills, mountains or canyons; views of stands of trees or wildflowers; views of the Pacific Ocean or streams.
- C/OS1-1.4 Locate structures, roads and grading on portions of a site so as to minimize visual impact. Locate developments below prominent ridgelines and hilltops such that they are not silhouetted against the sky.
- C/OS1-1.5 Use natural landforms and vegetation to screen development.
- C/OS1-1.6 Minimize signs, especially freestanding signs. Secure removal of non-conforming signs within scenic corridors as part of discretionary development projects.
- C/OS 1-1.7 Prohibit off-premise advertising signs in all Agriculture, Conservation/Open Space, and Residential designated areas of the City and planning area.

C/OS1-2 Identify unique landforms and designate them as Conservation/Open Space (C/OS) to require or encourage their protection, conservation and/or preservation.

C/OS2 Safeguard important environmental and sensitive biological resources contributing to healthy, functioning ecosystem.

- C/OS2-1 Designate all streams and riparian corridors as Conservation/Open Space (C/OS).
- C/OS2-1.1 'Streams' and 'riparian corridors' shall include buffer area corresponding at least to natural vegetation and/or creek bank.
 - C/OS2-1.2 Preserve stream and riparian corridors in their natural state except that periodic flood control maintenance consistent with State and Federal permits shall be allowed.
 - C/OS2-1.3 Where feasible, maintain a grading and building setback of 25 feet from the top of stream bank. Locate buildings and structures outside the setback. Except in urban areas where existing development exists to the contrary, prevent removal of riparian vegetation within 25 feet of the top of stream bank.
 - C/OS2-1.4 Creekside trails may be designed within stream and riparian corridors and building setback providing design and grading are consistent with State and Federal permits and are sensitive to natural vegetation and include landscape mitigation.
- C/OS2-2 Identify unique or sensitive habitat areas and designate them Conservation/Open Space (C/OS) overlay.
- C/OS2-2.1 Designate wetlands as Conservation/Open Space.
- C/OS2-3 Identify and designate Conservation/Open Space (C/OS) other public or private properties containing scenic resources or public vistas of scenic importance.
- C/OS2-4 Identify and protect wildlife corridors that link habitat areas as Conservation/Open Space (C/OS).
- C/OS2-4.1 Encourage agricultural landowners and managers of Conservation/Open Space to adopt range and farmland management practices that will not interfere with the movement of wildlife through their properties.
 - C/OS2-4.2 Public or private developments that require discretionary permit or propose a land division, shall avoid disturbance of significant wildlife corridors, and/or wetlands identified by City or County environmental studies.
 - C/OS2-4.3 When evaluating discretionary proposals as part of the CEQA process, require mitigation measures that would re-establish damaged or disturbed corridors and provide for long-term viability.

C/OS3 Plan for a well-maintained system of footpaths and non-vehicular trails that provide access to areas of non-urban environment.

C/OS3-1 In Residential Rural and Suburban County areas and developments in the unincorporated portions of the planning area, and in all urban land use developments adjoining possible trail alignments within the City, provide for equestrian, hiking and biking trails, particularly those providing access to schools, parks and community facility activity areas.

C/OS3-2 Access trails shall not conflict with Agriculture use or significantly disturb environmentally sensitive resources.

C/OS4 Preserve historic and cultural resources of public interest that reflect the legacy of earlier human settlement.

C/OS4-1 Identify historic and cultural resources that should be protected as C/OS combining designations.

C/OS4-2 Avoid disturbance of archaeological and culturally sensitive sites.

C/OS4-3 Encourage acquisition of significant designated C/OS sites by public agencies, historical or conservation organizations for preservation and restoration where feasible, or require private conservation by adaptive reuse if not.

C/OS4-4 Protect the character of significant historical features and settings by C/OS designation. Maintain a listing of historic and cultural resources.

C/OS5 Conservation/Open Space classification shall include minimum development standards:

C/OS5-1 C/OS zoning classifications shall prescribe minimum parcel sizes of 5 acres, 10 acres or 20 acres (eg. C/OS5) as determined appropriate by the City based on existing parcel size or sensitivity to development.

C/OS5-2 C/OS zoning classifications shall allow 1 dwelling unit per parcel, provided all buildings and related grading and infrastructure complies with Ag3-10.4 and Ag3-10.5 related to conservation of natural resources.

C/OS6 The City of Arroyo Grande shall manage land use and limit its urban development potential to that which can be sustained by the available water resources and serviced by circulation and other infrastructure.

C/OS6-1 Water resources currently available include 1200 acre-feet annually of groundwater extraction from Arroyo Grande Basin, 2290-acre feet annual entitlement from Lopez Lake and 100 acre feet per year from the Pismo formation. The 3590 ac. ft/year minimum supply during drought conditions is estimated as capable of supporting a City of 20,000 residents (at 160 gpd per capita average consumption).

C/OS6-1.1 The City shall consider more efficient water utilization and conservation measures in subsequent Water Management Master Plan amendments to reduce average annual per capita consumption including the Best Management Practices already identified. The City will monitor water use by type and density of land use including agriculture, residential, office and commercial. The City will reflect any changes to regional water resources available to the City by periodic amendment to the City's Water Master Plan.

C/OS6-2 Residential Rural and Residential Suburban uses in the unincorporated Arroyo Grande Fringe Area utilize individual wells and septic systems located in the Arroyo Grande Creek watershed which cumulatively impact water quantity and quality available for agriculture and urban uses.

Implementation Measures

- Ag/C/OS.1 Designate all deed-restricted open space, identified as part of a Planned Development entitlement or Specific Plan, as Permanent Open Space (P/OS).
- Ag/C/OS.2 Re-designate all open space, which becomes deed-restricted through voluntary dedication or in conjunction with development activities, as Permanent Open Space.
- Ag/C/OS.3 Maintain an inventory of P/OS and C/OS designated open space, along with specific restrictions.
- Ag/C/OS.4 Encourage private landowners to voluntarily protect and maintain open space resources on their properties.
- Ag/C/OS.5 Encourage and support efforts to protect lands containing open space resources by state and federal agencies, the County, special districts, and non-profit and conservation organizations,.
- Ag/C/OS.6 Encourage application of Williamson Act programs and Conservation/Open Space easements to all eligible private properties.
- Ag/C/OS.7 Coordinate efforts to acquire significant conservation and Permanent Open Space lands with other public agencies and conservation organizations.
- Ag/C/OS.8 Actively seek available grants and aid programs from state and federal agencies and private foundations to fund acquisition and maintenance of Open Space and Agriculture lands.
- Ag/C/OS.9 Actively seek contributions of land, development rights, easements, and money from individuals and corporations, both for preservation of open space and recreation land in general and for acquisition of specific priority properties. Consider using San Luis Obispo Parks, Open Space and Trails Foundation as a vehicle for donations and gifts.

- Ag/C/OS.10 Encourage the use of cluster land divisions and cluster development that will locate development on the least environmentally sensitive portions of properties where the balance of land is preserved in Permanent Open Space.
- Ag/C/OS.11 Where a landowner proposes a land division, the proposed parcels shall maintain or enhance the long-term protection of Open Space.
- Ag/C/OS.12 Park sites and recreation areas shall protect scenic and environmentally sensitive resources, and shall not conflict with Agriculture uses.
- Ag/C/OS.13 Develop a Strategic Action Plan for Agriculture and Open Space preservation (prioritize locations, identify actions, responsible entities, funding, timing, and performance monitoring).
- Ag/C/OS.14 Consider an impact mitigation fee program as adjunct to, or in lieu of, direct dedication of off-site Agriculture or conservation easement.
- Ag/C/OS.15 Establish a fund for the purchase of Permanent or Conservation/Open Space easements and investigate all available revenue sources for funding, including:
- a. grants/loans from State or Federal agencies;
 - b. grants/loans from private foundations/organizations;
 - c. citywide tax or participation in countywide tax; and,
 - e. mitigation fees
- Ag/C/OS.16 Assist in developing a public education and outreach program relative to conservation easements (personal advantages) and permitted uses and activities on easement areas.
- Ag/C/OS.17 Collaborate with the County, SLOCOG and/or adjacent jurisdictions (e.g., Cities of Pismo Beach, Grover Beach and Oceano CSD) to develop a "model agricultural conservation easement" document to be used as the basis for negotiation with individual property owners.
- Ag/C/OS.18 Establish a program that provides the City with a low cost option or contractual arrangements with agricultural landowners to acquire "right of first refusal" with regard to acquisition when the owner becomes interested in selling a property.
- Ag/C/OS.19 Establish or contract with an existing Land Trust to administer ownership of Ag parcels and manage agricultural activities.
- Ag/C/OS.20 The City should initiate a program for riparian corridor acquisition, wetland, restoration and storm Water Pollution Prevention programs.
- Ag/C/OS.21 Support the establishment of a local funding mechanism, as identified by City Council, which allocates funds toward the voluntary purchase of agricultural, conservation, and open space easements.

County Fringe Area
Single Family Residential
Multiple Family Residential
Special Needs/Home Occupations
Offices
Mixed Use
Village Core
Regional Commercial/Business Park
Service Commercial & Industrial Uses
Community Facilities
SP & PD Combining Designations
Growth Management
Town Character & Community Design Principles

**FRINGE AND URBAN AREA
LAND USE ELEMENT**

Adopted by City Council, October 9, 2001

FRINGE AND URBAN AREA LAND USE ELEMENT

COUNTY FRINGE AREA

To the northwest, north and southeast of the City of Arroyo Grande, the County's San Luis Bay Area Plan – Inland classifies large subareas as "Residential Rural" (RR) and "Residential Suburban" (RS) land use categories generally composing the "Arroyo Grande Fringe Area". It should be noted that the prime agricultural soils of Arroyo Grande Valley and Cienega Valley are NOT included in this unincorporated area residential fringe, but are appropriately classified Agriculture.

The County's General Plan Land Use Element includes a report Framework for Planning that describes the purpose and character of the Residential Rural classification as follows:

RESIDENTIAL RURAL

Purpose

- a. To provide for residential development at a low density compatible with a rural character and life-style which maintains the character of the open countryside and is compatible with surrounding agricultural uses.
- b. To allow limited, compatible non-residential uses commensurate with rural parcel sizes.
- c. To emphasize residential uses in areas where agriculture is clearly a secondary use, or where agriculture is not feasible yet large open space areas are maintained as part of a residential life-style.
- d. To encourage agricultural and other open space uses as part-time or incidental "hobby" activities such as horse raising or specialty farming.

Character

- a. Areas of existing small-acreage parcels no more than three miles from urban reserve lines that are not commercially viable for agriculture, where the average parcel size within any contiguous area is below 19 acres.
- b. Areas that are outside of urban and village areas and connected to them by county-maintained roads, although exceptions may be observed for existing older subdivided areas.
- c. Areas with slopes generally less than 30%.
- d. Areas with marginal agricultural soils.
- e. Areas with a rural landscape high in visual quality (for example, woodlands, hills, rock formations, existing agriculture and ag accessory buildings) where clustering of allowed densities to less sensitive portions of a site is encouraged to be required through planning area standards.
- f. Areas generally free of fragile natural resources.
- g. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial, or industrial uses. Light agricultural uses are to be encouraged.
- h. Areas where horses and other similar farm animals are allowed accessory to residential uses.
- i. Areas where public services demands are limited, septic tanks and individual wells can suffice for required water and sewer capability.

The purpose and character of the Residential Suburban classification as outlined in the County's Framework for Planning are:

RESIDENTIAL SUBURBAN

Purpose

- a. To allow for single-family residential development on estate sized lots in a semi-rural suburban setting within the urban and village areas or in older existing rural subdivisions.
- b. To allow limited, compatible non-residential uses which complement suburban neighborhoods such as animal raising or hobby farming.
- c. To designate areas for lower density residential expansion within urban and village boundaries.
- d. To encourage clustering of allowed densities where there are important open space attributes that are a community resource or where sensitive habitats exist.

Character

- a. Areas at the outer portions of communities where open space is prominent, with residences on parcels ranging from one to five acres in size.
- b. Areas within urban or village reserve lines, but outside urban service lines and programmed for less than full urban services (see Table H).
- c. Although there are several areas of the residential suburban category outside urban and village reserve lines, such as Squire Canyon, Arroyo Grande Fringe and Tract 7, those areas are designated to recognize existing areas of small lots. Those areas should not be expanded and new areas not created except within urban and village reserve lines.
- d. Areas where soil conditions will enable septic systems to serve adequately on larger parcels.
- e. Areas where the majority of land contains slopes less than 30% (with increased lot sizes required as slope increases) and where land with slopes less than 20% is available for building sites on all proposed parcels.
- f. Areas with a landscape or viewshed of high visual quality (for example, woodlands, hills, rock formations, existing agriculture and agricultural accessory buildings) where clustering of allowed density to less sensitive portions of a site is encouraged.
- g. Areas of generally marginal agricultural land.
- h. Areas generally free of fragile natural resources.
- i. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial or industrial uses.
- j. Areas where horses and other similar farm animals are allowed accessory to residential uses.
- k. Areas where small-scale neighborhood commercial and service uses may be appropriate in limited areas if consistent with individual community and Land Use Ordinance standards.

County Residential Rural and Residential Suburban classified areas of the Arroyo Grande Fringe and Area of Environmental Concern (AEC) should not be expanded and new areas should not be created.

The Residential Suburban area southeast of Arroyo Grande is predominantly composed of Tract 1256 which is subject to specific Planning Area Standards outlined in the San Luis Bay Area – Inland LUE. These standards include a minimum parcel size of 2.5 acres (unless the LUO requires larger) and also require a Development Plan for more than one dwelling unit per lot.

To the northwest and north, however, the County LUO for the Residential Suburban category currently allows new land divisions ranging from one to three acres depending on average slope and water or sewer facilities proposed or provided. For slopes less than 16% the minimum parcel size is 1 acre while parcels with 16 to 30% average slope require 2 acres, unless neither community water and sewer are provided, requiring 2.5 acre minimum parcel size. Average slopes in excess of 30% require 3-acre minimum parcel sizes.

The Arroyo Grande Fringe Planning Area Standards require new land division applications for Residential Rural or Residential Suburban . . . "provide information to demonstrate. . .that:

- (1) adequate groundwater resources are available to serve the proposed land division , and
- (2) each proposed parcel can accommodate an individual sewage disposal (septic) system."

It is unfortunate that the Residential Suburban category north of the City implies one-acre minimum parcel sizes: This intense development, if continued, may deplete limited groundwater resources and produce water quality problems associated with septic systems in often sloping and clay type hillside soils. The lack of adequate roads and the high fire hazard and marginal response time are further reasons that one-acre parcels outside the URL are inappropriate.

Unless areawide groundwater resources are proven adequate and it is proven that ground water quality will not be adversely affected by cumulative development of greater intensity, the City interprets that existing Planning Area Standards should preclude further minimum standard new land divisions.

The County LUO criteria for Residential Rural category parcels includes "remoteness, fire hazard and fire response time, access and slope".

For the Arroyo Grande Fringe RR, the remoteness test, measured on the shortest public road between the URL and site is generally less than 5 miles enabling 5-acre minimum parcel sizes. The fire hazard/response time criteria from the CDF stations is generally 15 minutes or less enabling 5 acre minimum parcel sizes in either moderate or high and very high hazard areas. The access test enables 5-acre minimum parcels where 40 feet right-of-way and County gravel road standards are improved and organized or public maintenance is provided. The slope test for RR category in the Arroyo Grande Fringe requires parcels of 5 acres for 0 – 15% average slope: 7 acres for 16 to 30% slope and 10 acres for over 30% average slope.

OBJECTIVES AND POLICIES

LU (Fringe) 1-The City requests that the County amend its Land Use Element to reduce Residential Rural and Residential Suburban land uses and density within Arroyo Grande's Fringe Area and Area of Environmental Concern (AEC)/Planning Area.

LU(Fringe) 1-1 County Residential Rural and Residential Suburban classified areas in the Arroyo Grande Fringe and Area of Environmental Concern should not be expanded and new areas should not be created.

LU(Fringe) 1-2 The County should require 2 ½ acre minimum parcels for all Residential Suburban Land divisions in the Arroyo Grande Fringe Area or 5-acre minimum where slopes exceed 30%.

LU(Fringe) 1-3 LAFCO and South County Sanitation District should exclude the Printz, Noyes and Oak Park Road areas from the SCSD Sphere of Influence.

- LU(Fringe) 1-4 The City, LAFCO and South County Sanitation District should expand the Sphere of Influence to the southeast to include the Williams property.
- LU(Fringe) 1-5 The County should establish "road impact fees" for all of the Residential Rural RR and Residential Suburban RS areas in the Arroyo Grande Fringe and to the southeast of the City. The fee should be set based on cost studies to correct deficiencies already apparent on State Highway and County roads serving these areas, similar to the fees currently imposed on South County Nipomo area developments.
- LU(Fringe) 1-6 Caltrans and the County of San Luis Obispo shall minimize further private driveways from existing parcels by requiring shared common access to adjoining parcels where feasible, and requiring new land divisions in the Residential Suburban RS to also conform to the same Planning Area standard as the Residential Rural RR regarding Highway 227 access.

URBAN LAND USE ELEMENT

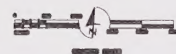
RESIDENTIAL DENSITY, ZONING AND POPULATION DENSITY

Residential land uses, ranging from large-lot single-family homes to multiple-family apartment buildings are the predominant uses within the City of Arroyo Grande. Most of the land within the City designated for residential use has been developed. The demand for additional residential development is evidenced by requests for conversion of non-residential classifications to residential designations as well as requests to increase the density allowed within residential and non-residential classifications.

Residential density, zoning categories and population density shown on the Urban Land Use Element, Map 2 are summarized on Table; LU-1.

Residential Density, Table LU-1

<u>Classification</u>	<u>DU Density</u>	<u>Consistent Zoning/Min Lot Size</u>	<u>Persons/Household</u>	<u>Approximate Population Density Persons/acre</u>
Agriculture (Ag)	1 du/10ac.	Gen or Exclusive Agriculture/ 20 ac. (currently 10 ac. In City)	2.4p/du	0.24 p/ac
Conservation/ Open Space(C/OS)	1 du/20ac.			0.12 p/ac
	1 du/10ac.	OS & PF	2.4 "	0.24 p/ac
	1 du/5ac.	5ac, 10ac, & 20 ac.		0.5 p/ac
County Residential Rural (RR)	1 du/5ac	County RR/5 – 10ac	2.4 "	0.5 p/ac
County Residential Suburban (RS)	1 du/2½ ac.* (County LUO currently allows 1 –3 ac. lots)	County RS (Proposed)	2.4 "	1.0 p/ac
Single Family Residential (SFR)				
Very Low Density (VLD)	1du/2 ½ ac.	RE/2½ ac.	2.4 "	1.0 p/ac
Low Density (LD)	1 du/1½ ac.	RH/1½ ac. (cluster)	2.4 "	1.6 p/ac
	1 du/1ac.	City RR/1 ac.	2.4 "	2.4 p/ac
Low Medium Density(LM)	2.5 du/1ac.	City RS	2.4 "	6.0 p/ac
Medium Density (MD)	4.5 du/ac	City SF	2.4 "	10.8 p/ac
Multi-Family Residential (MFR)				
Medium High Density (MHD)				
Townhouse/Condo	9.0 du/ac	City MF	2.0 p/du	18.0 p/ac
Mobile Home Park (MHP)	12.0 du/ac	MHP-MHD	1.5 p/du	18.0 p/ac
High Density (HD) Apartments	14 du/ac	City MFA	2.0 p/du	28.0 p/ac
Very High Density(VHD)	25 du/ac	Senior Residential	2.0 p/du	50.0 p/ac
Mixed Use (MU)				
Village Core (VC)	25 du/ac	See Devt. Code	2.0 p/du	50.0 p/ac
Office (O) PD, SP and CF				



CITY OF ARROYO GRANDE 2001 GENERAL PLAN UPDATE URBAN LAND USE ELEMENT

• Adopted October 9, 2001

AGRICULTURE, CONSERVATION & OPEN SPACE

- Agriculture (AG)
- Conservation / Open Space (COS)

COMMUNITY FACILITIES

- Schools (E, J, H, C)
- Park / Sports Complex (PS)
- Camp / Cemetery (A, T)
- Church / Lodge (P, L)
- Public Facility (PF)

SINGLE FAMILY RESIDENTIAL

- Very Low Density (VL)
- Low Density (LD)
- Low Medium Density (LM)
- Medium Density (MD)

MULTIPLE FAMILY RESIDENTIAL

- Medium High Density (MH)
- High Density (HD)
- Very High Density (VH)

MIXED USE / OFFICE / COMMERCIAL

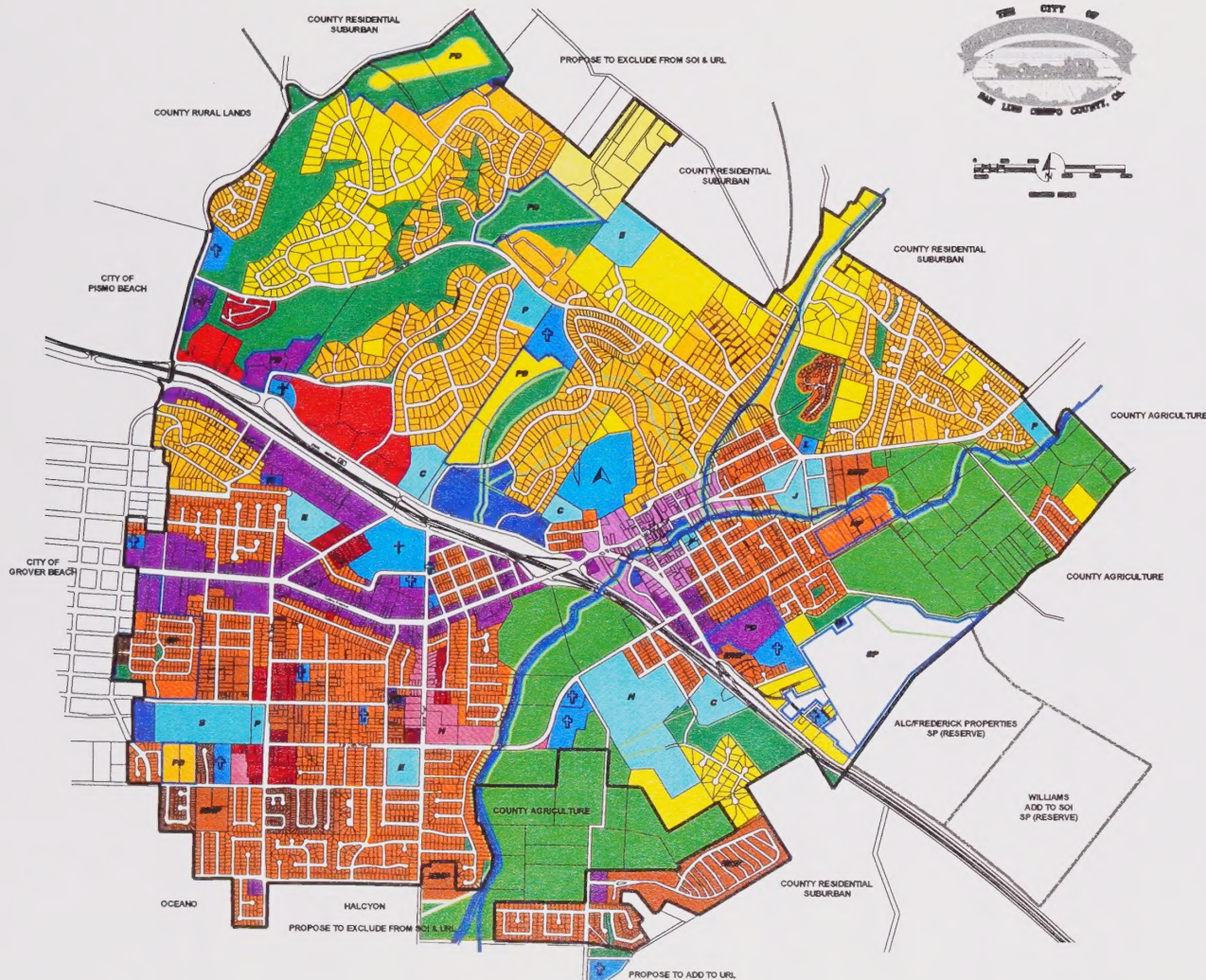
- Mixed Use (MU)
- Village Core (VC)
- Office Professional (O) / Medical - Hospital (H)
- Regional Commercial (RC)

COMBINING / OVERLAY DESIGNATIONS

- Specific Plan / Planned Development / Neighborhood Plan (SP/PO/NP)
- Conservation / Open Space (COS)

BOUNDARIES / AREAS

- City Limits (Urban Reserve Line unless otherwise proposed)
- Urban Reserve Line (Proposed)
- Sphere of Influence (LAFCO Adopted - Current)



Map 2

SINGLE FAMILY RESIDENTIAL

LU2 Accommodate a broad range of Single Family Residential (SFR) housing densities within the City.

- LU2-1 Accommodate the development of equestrian and estate density residential uses in appropriate areas designated as Single-Family Residential Very Low Density (SFR-VLD).
 - LU2-1.1 Allow a maximum density of 0.4 du/acre (1 du/2.5 acres) within the designation SFR-VLD areas (zoned RE and/or County RS).
 - LU2-1.2 Permit the keeping of large animals on lands within the SFR-VLD designation where parcels are a minimum of 2½ acres.
- LU2-2 Accommodate the development of Residential Hillside cluster development and large lot conventional subdivisions in appropriate areas, classified as Single Family Residential Low Density (SFR-LD).
 - LU2-2.1 Allow a maximum density of 0.67 du/acre (1 du/1.5 acres) within appropriate SFR-LD areas (zoned Residential Hillside RH). Encourage clustered subdivision or Planned Development to retain steeper slopes, drainage, natural vegetation and other site features as Conservation Open Space.
 - LU2-2.2 Accommodate the development of large lot conventional subdivisions (1du/1ac) within appropriate SFR-LD areas (zoned City RR).
 - LU2-2.3 Conditionally permit the keeping of large animals and/or orchards and vineyards on lands within the SFR-LD designation where parcels are a minimum of 1 acre.
 - LU2-2.4 Ensure that all residential hillside development, regardless of density, does not excessively intrude on the natural slope and terrain of the hillside, including:
 - Density that is commensurate with the steepness of slope
 - Discouraging excessive use of retaining walls, intrusive grading and removal of native oak trees
- LU2-3 Accommodate the development of suburban, residential units in appropriate areas designated as Single-Family Residential – Low-Medium Density (SFR-LMD).
 - LU2-3.1 Allow a maximum density of 2.5 du/acre within lands designated as SFR-LMD (zoned City's Residential Suburban).
- LU2-4 Accommodate the development of urban, single-family residential units in areas designated as Single-Family Residential – Medium Density (SFR-MD).
 - LU2-4.1 Allow a maximum density of 4.5 du/acre within the SFR-MD designation, and encourage neo-traditional or modern subdivision depending on the character of adjoining existing development.
 - LU2-4.2 The Development Code may provide for alternative development standards, and increased density (maximum of 10%) in all SFR districts where superior neo-traditional subdivision design is proposed.

- LU2-5 In all Single Family Residential districts the Development Code may allow accessory guest and/or secondary studio units as conditional uses.
- LU2-6 Permit compatible home-based businesses (home occupations) in all residential areas, subject to applicable economic development element policies and City of Arroyo Grande Development Code and other regulations.
- LU2-7 The 21± acre area south of Arroyo Grande Creek east of Tract 409 (Noguera Park), and north of E. Cherry Avenue designated Single-Family Residential - Medium Density (SFR-MD) is subject to a requirement for a neighborhood plan to coordinate street, drainage, water, sewer, agricultural buffer, creekside trail and conservation/open space considerations prior to approval of any subdivision or parcel map.

MULTIPLE FAMILY RESIDENTIAL

LU3 Accommodate a broad range of Multiple Family Residential (MFR) and special needs housing types and densities within the City.

- LU3-1 Accommodate the development of medium high density detached or attached multiple family residential units in areas designated as Multiple-Family Residential – Medium High Density (MFR-MHD).
 - LU3-1.1 Allow a maximum density of 9 du/acre within the MFR-MHD designation.
 - LU3-1.2 Require developments within MFR-MHD to provide amenities such as common open space and recreation areas.
- LU3-2 Accommodate the development of mobile home parks in areas designated as Multiple Family Residential – Mobile Home Park (MFR-MHP).
 - LU3-2.1 Allow a maximum density of 12.0du/acre within the MFR-MHP designation.
 - LU3-2.2 Require MFR-MHP developments to provide amenities such as common open space and recreation facilities.
 - LU3-2.3 Encourage the location of mobile home parks in areas having direct access to major transportation routes and in close proximity to Community Facilities Mixed Use or Regional Commercial facilities.
 - LU3-2.4 Allow Mobile Home Parks that do not adversely affect adjoining residential uses.
- LU3-3 Accommodate the development of apartment buildings as well as condominium and townhouses in areas designated as Multiple-Family Residential – High Density (MFR-HD).
 - LU3-3.1 Allow a maximum density of 14.0 du/acre within the MFR-HD designation in areas (zoned MFA).
 - LU3-3.2 Require developments within MFR-HD areas to provide amenities such as common open space and recreational areas.
- LU3-4 Accommodate the development of apartment buildings and group housing in areas classified as Multiple Family Residential – Very High Density (MFR-VHD).
 - LU3-4.1 Allow a maximum density of 25 du/acre within the MFR-VHD designation.

- LU3-4.2 Enable development of very high density multi-family residential uses in locations with good access to major transportation routes and in close proximity to Community Facilities, Offices, Regional Commercial and/or Mixed Use zones.
- LU3-4.3 Allow for apartment buildings that do not adversely affect surrounding residential uses.
- LU3-4.4 Encourage senior and other special needs housing facilities within the MFR-VHD designation.
- LU3-5 Provide adequate housing for senior citizens, low- and moderate-income households, and other populations with special needs.
 - LU3-5.1 Accommodate the development of housing facilities for senior citizens, low- and moderate-income households, and populations with other special needs, such as the physically challenged. Allow for development of housing for low and moderate-income households, special needs populations, and senior housing within Single Family Residential Medium Density (SFR-MD) and Multiple Family Residential and Mobile Home Park (MFR and MHP), PD and SP, Village Core, and Mixed-Use areas (VC and MU).
 - LU3-5.2 Permit "Congregate Care" and "Assisted Living" facilities, which provide support services for seniors, within Multi-Family Residential designations (MFR-MHD, MFR-HD, MFR-VHD), PD and SP, Village Core or Mixed Use areas (VC, MU).
 - LU3-5.3 Permit "Convalescent Care" facilities, which provide continuous medical care, within Village Core and Mixed Use (V, MU) or within Multi-Family Residential Very High Density: Office, Village Core or Mixed use areas, where they are adjacent to or contiguous with Community Facilities, Offices or Regional Commercial areas.
 - LU3-5.4 For special needs housing of a congregate nature, allow single occupant bedrooms at a density of 50 bedrooms per acre, considered equivalent to 25 du/ac.
- LU3-6 Encourage the development of special needs housing in locations with good access to public transit and shopping facilities.
- LU3-7 Require that special needs housing projects include appropriate leisure and/or recreational amenities for its residents.
- LU3-8 Provide up to a 25% density bonus for developments within Single Family Residential and Multi-Family Residential categories VC, or MU designations that reserve at least 25 percent of the total units for senior or special needs populations.

OFFICES

LU4 Provide for a diversity of medical facilities and professional office uses to complement the character and serve the population of Arroyo Grande by designating as Office (O) appropriately located areas of the City.

- LU4-1 The Office (O) classification shall provide areas for the establishment of office-based working environments for general, professional and administrative offices, medical and health care facilities generally along Halcyon Road between E. Grand Avenue and Fair Oaks Avenue and other convenient locations.

- LU4-2 The Office classification shall complement, and not conflict with, adjoining development. Features such as pedestrian oriented plazas, landscaped street yards and off-street parking areas, outdoor seating, fountains and similar amenities are encouraged. The maximum floor area ratio (FAR) shall be 0.5.

MIXED USE

LU5 Community commercial, office, residential and other compatible land uses shall be located in Mixed Use (MU) areas and corridors, both north and south of the freeway, in proximity to major arterial streets.

- LU5-1 Provide for a diversity of retail and service commercial, offices, residential and other compatible uses that support multiple neighborhoods and the greater community, and reduce the need for external trips to adjacent jurisdictions, by designating Mixed Use areas along and near major arterial streets and at convenient, strategic locations in the community.
- LU5-2 The MU category shall provide areas for businesses offering the provision and sale of general merchandise, hardware/building materials, food, drugs, sundries and personal services which meet the daily needs of a multi-neighborhood area (trade area populations range from 15,000 to 20,000 people; roughly equivalent to the size of Arroyo Grande). Typical businesses in the MU category include general merchandise and/or specialty stores such as supermarkets, hardware/appliance outlets, building materials/home improvement stores, restaurants, and general services/officers, business plazas and parks. Mixed use development shall be compatible in size and scale to ensure preservation of the "rural setting and small town character" of the City. This category encompasses agriculturally-related businesses and services such as veterinary services and other farm support/supply.
- LU5-3 Ensure that all projects developed in the MU areas include appropriate site planning and urban design amenities to encourage travel by walking, bicycling and public transit.
- LU5-4 Conditional use permits shall be required for service stations, car washes, drive through windows and other automobile oriented uses and for all commercial uses adjoining residential classified areas.
- LU5-5 "Define different Mixed Use overlay or combining designations concurrent with Development Code revision for General Plan consistency to clarify allowed, conditionally permitted and prohibited uses in each MU subarea."
- LU5-6 Allowable uses within the MU category shall not include uses that adversely affect surrounding commercial or residential uses, or contribute to the deterioration of existing environmental conditions in the area.
- LU5-7 Plan for a revitalized East Grand Avenue Mixed-Use corridor that has less of a strip-commercial aspect and more coordinated, mixed-use boulevard ambiance with distinct activity subareas including "Gateway, Midway and Highway" districts.
- LU5-8 Provide for different combinations, configurations and mixtures of commercial, office and residential uses designating the East Grand Avenue, El Camino Real and Traffic Way corridors as Mixed Use (MU).
- LU5-8.1 Accommodate the continuance and development of retail commercial, professional offices, eating and drinking establishments, banks, bakeries, deli/cafes, specialty shops, outdoor dining/sidewalk cafes, household goods sales, food sales, drugstores, personal services, tourist accommodations, cultural facilities and similar uses in the Mixed Use corridors. (See ED4-2, LU5-7 and 5-8 and LU5-10)

- LU5-8.2 Enable Mixed-Uses and development intensities to be increased in the Mixed Use corridors to promote pedestrian activity, provide better shopping opportunities and discourage incompatible commercial service uses in areas adjoining residential uses or classifications.
- LU5-8.3 Promote the development of buildings along a landscaped sidewalk frontage. Promote rear yard parking by discouraging front yard parking and encouraging private, shared or public parking facilities be located to the rear of buildings or side streets in Mixed Use corridors.
- LU5-9 All revitalization, redevelopment and new development projects in Mixed Use corridors shall include appropriate site planning and urban design amenities to encourage pedestrian travel and encourage bike and transit access as well as automotive.
- LU5-10 The City in cooperation with the Chamber of Commerce and area property and business owners will develop a Conceptual Master Plan for the East Grand Avenue corridor. The Conceptual Master Plan should consider adaptive re-use of existing buildings, and identify buildings having characteristics worth preserving and integrating into a coordinated distinctive design motif for each functional segment: Highway Midway and Gateway.
 - LU5-10.1 Promote development of a high intensity, mixed-use, pedestrian activity node centered on the Courtland Street/East Grand Avenue intersection as a priority example of revitalization of this corridor segment known as Gateway.
 - LU5-10.2 Accommodate multiple family housing at a maximum density 25du/ac., FAR of 1.5, and total building height no greater than 35 feet.
 - LU5-10.3 Promote development of distinctive Mixed Use center in the Midway area between Elm and Halcyon Streets.
 - LU5-10.4 Require that Mixed-Use developments be designed to mitigate potential conflicts between the commercial and residential uses (eg., noise, lighting, security, vehicular access) and provide adequate amenities for residential occupants.
- LU5-11 Promote a mixture of residential and commercial uses along Mixed Use corridors including substantial landscaping and streetscape improvements.
 - LU5-11.1 Encourage the development of mixed-use structures that accommodate housing above lower level retail, office or other commercial uses.
 - LU5-11.2 Accommodate the development of free-standing multi-family dwelling units on a minimum site area of 20,000 square feet at a density of up to 25 units per gross acre. Require that free-standing units be designed to convey a high-quality image.
 - LU5-11.3 Provide functional design including of specialized open space, such as squares, courtyards and greens whose frequent use is encouraged through placement and design, such as in proximity to public transit stops.
 - LU5-11.4 Promote public transit-oriented development by allowing density bonuses and Mixed Uses with shared or public parking reduction to conventional individual parking requirements.
 - LU5-11.5 Develop phased implementation programs for streetscape improvement along Mixed Use Corridors, including financing strategies, which provide for elements such as landscape, street furniture, signage and pedestrian-scaled lighting.

- LU5-11.6 The Mixed Use zone will address noise compatibility problems as part of Development Code revisions including design standards and Conditional use provisions.
- LU5-12 Mixed Use developments in current VC, HC, GC, or I zones - Any combination of mixed uses, or any project proposing a residential component in a commercial or industrial district shall be considered pursuant to Conditional Use Permit approval (Development Code Section 9-03.050) or Planned Unit Development Permit approval (Development Code Section 9-03.160). In addition, where affordable housing is proposed in a Mixed Use designation, density incentives exceeding 25% may be considered.
- LU5-13 The 14± acre area southeast of Traffic Way and E. Cherry Avenue is designated as "Mixed Use, Planned Development" (MU-PD), including residential, agriculture related, and commercial components. The residential planned development component may include single-family residential development with lot sizes of 5,500 square feet or more. The agricultural related component may include organic farms, teaching farms, or similar specialty uses (not involving pesticide applications). The commercial component of the Mixed Use, Planned Development may include agricultural services and/or farm supplies, nursery, or other uses allowed or conditionally permitted in the Mixed Use district fronting on Traffic Way.

VLLAGE CORE

- LU6 The historic Village Core (VC) area shall be sustained, enhanced and expanded as the symbolic, functional and unique business center of the City, with diverse mixed uses emphasizing pedestrian-oriented activities and providing for the needs of residents and tourists.**
- LU6-1 Designate the historic downtown area as Village Core (VC). The primary purpose of the area designated VC is to provide for the continuation and development of commercial, office, residential, recreational and community facility land use types that reflect and are compatible with the historic, small town nature of the original Arroyo Grande Village area.
- LU6-2 Within the Village Core designation appropriate land uses shall include a wide variety of commercial uses, emphasizing retail and low intensity tourist related functions. Typical uses include specialty retail (handicraft shops, art galleries, book stores, curio antique stores, flower shops), commercial services, restaurants, convenience markets, cultural facilities, financial institutions, vocational and trade schools, and bed and breakfast inns.
- LU6-3 Office uses are permitted to the extent that they do not become the predominant ground floor use or detract from the overall pedestrian character. Civic offices and meeting facilities, as well as public park and recreational uses are encouraged within and adjoining the VC area.
- LU6-4 Ground floor residential uses shall be conditionally permitted. Upstairs apartments are encouraged in conjunction with ground floor commercial uses.
- LU6-5 Village Core developments shall emphasize uses that contribute to the vitality of the whole, creating pedestrian traffic and interest, as outlined in the Design Guidelines for the Arroyo Grande Village.
- LU6-6 The Village Core encourages the development of outdoor dining and other similar uses provided that they do not impede pedestrian use of the sidewalks.

- LU6-7 All revitalization, redevelopment and new development projects in the Village Core shall include appropriate site planning and urban design amenities to encourage pedestrian travel.
- LU6-8 Prohibit drive-through commercial structures and other commercial uses dependent on direct automotive access and disruptive to pedestrian orientation in the Village Core.
- LU6-9 Extend the Village Core (VC) designation along Station Way and Traffic Way.
 - LU6-9.1 Maintain a distinctive visual and physical environment for the southern gateway streetscape in accordance with the Design Guidelines for the Arroyo Grande Village. These include the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, curb, sidewalk and landscape bulbouts, pedestrian-scaled lighting, identification and directional signage, and other appropriate pedestrian scale elements.
 - LU6-9.2 Link individual buildings with each other through the use of walkways, in addition to sidewalks and encourage shared or common parking.
 - LU6-9.3 Integrate improvements into the design of individual sites and public streetscape that facilitate transit access to the Village Core, such as bus shelters and recessed turn-outs consistent with historic character and particular location.
 - LU6-9.4 Discourage private parking facilities placed along and visible from Branch Street or Traffic Way street frontage. Encourage public or shared off-street parking behind street frontage buildings.

REGIONAL COMMERCIAL AND BUSINESS PARK

LU7 Regional Commercial and Business Park uses shall be located along the freeway corridor.

- LU7-1 Designate Regional Commercial (RC) or Business Park (BP) uses in proximity to the US-101 freeway, where adequate access is provided to/from the freeway system and adjacent arterial roads.
- LU7-2 The RC classification shall provide areas for retail and service businesses serving the regional population (trade area typically exceeding 50,000 people - roughly equivalent to the Five-Cities area). Businesses allowed to locate in RC areas shall include major retail commercial tenants associated with a regional mall, "power center" or "outlet center".
- LU7-3 The Business Park (BP) classification shall include major office uses, such as corporate headquarters or regional service centers, research and development facilities, and/or major community facilities. At a minimum, one or more major businesses whose individual footprint exceeds 50,000 square feet should be incorporated into a Regional Commercial or Business Park development.
- LU7-4 Freestanding sit-down restaurants serving the traveling public, and automobile sales of a regional nature such as dealerships, may also be included as conditional uses in the RC or BP areas. Freestanding or drive-through fast-food restaurants and overnight commercial lodging facilities without conference facilities shall be prohibited in RC and BP areas.
- LU7-5 A Specific Plan or property development plan must be approved prior to any land division or other development approval of projects in the RC and BP areas. The Specific Plan or property development plan shall stipulate phasing of construction and responsibility for public facility and infrastructure improvements. RC and/or BP development plans shall include Park and Ride lots, bike lockers, bus shelters and/or similar alternative transportation and transit facilities provided by the developer.

- LU7-6 Design of projects in RC or BP areas shall include appropriate standards to establish adequate buffers and land use compatibility between commercial and residential uses or other uses on surrounding properties and provide for appropriate circulation improvements to assure safe and adequate regional access.
- LU7-7 BP areas may also contain commercial services that are required to support business development, and retail facilities that support business operations, including but not limited to sales areas for manufacturers, printing, copy and mailing/shipping/distribution services, restaurants, and branch financial institutions.
- LU7-8 Projects in BP areas shall be located with direct access to arterial or non-residential collector streets, and developed in a campus-like setting with standards for landscaping, building façade treatments, signage, pedestrian/employee amenities, etc., including but not limited to consideration of the following:
- a. arrange buildings around common pedestrian walkways and public places (plazas, outdoor dining, etc.);
 - b. development of pedestrian walkways, arcades, and/or other visual elements to interconnect individual buildings;
 - c. use of common architectural design vocabulary (materials, colors, design character, etc.);
 - d. use of extensive landscape in open areas and parking lots, including broad landscaped setbacks from principal peripheral streets;
 - e. location of parking to minimize views from principal peripheral streets;
 - f. enclosure of storage areas with decorative screening or walls;
 - g. use of consistent and well-designed public and informational signage; and
 - h. installation of elements defining the key entry points and activity locations.

SERVICE COMMERCIAL AND INDUSTRIAL USES

LU8 Automobile-related uses, including dealerships, service/repair uses, and light industrial uses shall be conditionally permitted uses in Mixed Use and Regional Commercial areas to assure that their design and operations are compatible with adjacent uses.

- LU8-1 Permit the continuation of gasoline stations and supporting automotive service facilities in appropriate locations adjoining freeway access or at strategic major arterial street intersections provided that their design and operation are compatible with adjacent uses. Require that expansions or modifications of existing facilities be designed to convey a high quality architectural and landscape character, consistent with the overall character of the City.

COMMUNITY FACILITIES

A variety of public and quasi-public uses, serving neighborhood, community or regional needs, are located throughout the City. These community facilities are beneficial to the City, but their location, nature of operation, and scale sometimes creates compatibility issues such as noise, traffic, lighting and other problems. Additional public and institutional uses will be considered based on the diversity, need and location relative to

existing and planned land use and circulation. The Parks and Recreation Element of this General Plan provides more detail regarding these types of Community Facilities.

LU9 Provide for appropriate maintenance, development and placement of Community Facilities (CF) relative to existing and planned land uses.

- LU9-1 The Community Facilities (CF) designation includes public or institutional uses that provide a community facility or service. The uses allowed in this designation include but are not limited to the following: cemeteries, churches, lodges, City Hall, city yard, fire and police stations, places of general public assembly, senior centers, women's centers, museums, other facilities that are primarily contained within a structure, and public or private schools, parks, playgrounds and sports complexes, South County regional center and other public agency facilities.
- LU9-2 Community facilities other than schools, parks and recreation areas may also be conditionally permitted in any other land use designation based on the specific function of the facility, compatible with the site and environs. Schools, parks and recreation facilities may be conditionally permitted in or adjoining residential neighborhoods or mixed use areas where the facilities are intended to serve the areas in which they are located.
- LU9-3 Balance the supply and size of Community Facilities with the existing and planned demand for the services they provide based on the General Plan Land Use Element.
- LU9-4 Ensure that new developments provide opportunities for recreation that are commensurate with the level and type of development. Ensure that recreational uses are compatible with surrounding uses and with sensitive resources that may be present.
- LU9-5 Ensure that new developments provide opportunities for school facilities and education that are commensurate with the level and type of development. Ensure that school sites are compatible with surrounding uses and with sensitive resources that may be present.

SPECIFIC PLAN, PLANNED DEVELOPMENT AND C/OS COMBINING DESIGNATIONS

LU10 Utilize Conservation/Open Space, Planned Development and/or Specific Plan districts or combining designations for areas of special site development concerns.

- LU10-1 Where environmental resources require special consideration and/or conventional land use classifications alone may be inadequate to avoid or mitigate potential impacts, the City may utilize the Conservation/Open Space classification as a "combining designation" to reduce or control land use and development standards otherwise allowed.
 - LU10-1.1 C/OS combining designation shall reduce the intensity or density of development to the minimum lot size prescribed and all grading and construction shall be subject to conditional use permit approval.
- LU10-2 For relatively large properties or sites involving diverse adjoining land uses or unusual or unique features, the City may utilize a "Planned Development" or "Specific Plan" combining designation or land use classifications.
 - LU10-2.1 Planned Development (PD) combining designation shall require any use or development (more than one dwelling) to be subject to PD zoning approval as described in the City of Arroyo Grande Development Code.
 - LU10-2.2 Specific Plan (SP) classification shall require any use or development (more than one dwelling) be subject to preparation and adoption of a Specific Plan pursuant

to Article 8 (Sections 65450-65456) of State of California Planning, Zoning and Development Laws.

- LU10-2.3 Encourage appropriate use of Specific Plans, and/or Planned Development combining designation with beneficial features that could not otherwise be achieved. Examples of such features include clustering houses and maintaining open spaces, mixed use, and a design that is sensitive to the site as a whole and its setting.

GROWTH MANAGEMENT

LU11 Promote a pattern of land use that protects the integrity of existing land uses, area resources and infrastructure and involves logical jurisdictional boundaries with adjacent communities and the County.

- LU11-1 Require that new developments be at an appropriate density or intensity based upon compatibility with the majority of existing surrounding land uses.
 - LU11-1.1 As part of the development review process, treat the densities and intensities outlined in the Land Use Element as the maximum allowable; do not approve the maximum allowable density or intensity unless the proposed project is consistent with the provisions and intent of the Arroyo Grande General Plan and City ordinances.
 - LU11-1.2 Require that adequate buffering and setbacks be provided between dissimilar uses.
 - LU11-1.3 Where a question of compatibility exists, require the new use to conform to the lower intensity use.
 - LU11-1.4 Restrict new urban single family, multiple family, and mobile home uses to infill areas adjacent to existing developments of similar density.
- LU11-2 Require that new development should be designed to create pleasing transitions to surrounding development.
 - LU11-2.1 As part of the development review process, new development or the alteration or enlargement of existing development should be viewed not as freestanding projects, but as part of a neighborhood, or as part of the entire community.
 - LU11-2.2 Require that the new structures relate to the prevailing existing, or planned scale of adjacent development.
 - LU11-2.3 Require that setbacks from streets and adjacent properties relate to the scale of the structure and the width of the street.
 - LU11-2.4 Require that new developments be designed so as to respect the views from existing developments; provide view corridors which are oriented toward existing or proposed community amenities, such as a park, open space, or natural features.
 - LU11-2.5 Design development projects within the City of Arroyo Grande to provide screening as necessary to shield neighboring properties from the adverse effects of that development.
- LU11-3 Intensity of land use and area population shall be limited to that which can be supported by the area's resource base, as well as circulation and infrastructure systems.

- LU11-3.1 Limit the number of dwelling units within the City to that which is consistent with the long-term availability of resources needed to support area population and that which public services and facilities can adequately support.
- LU11-3.2 Permit new developments only where and when adequate water services can be provided, and the provision of adequate water service can be ensured by providing system-wide water improvements in advance of needs.
- LU11-3.3 Consistent with Circulation Element objectives and policies, particularly CT2, require new developments to mitigate traffic impacts to maintain an acceptable Level of Service. Ensure that the approval of development proposals will not increase the traffic on a City street or roads in unincorporated areas including State Highway 227. Any project that would degrade the Level of Service at the peak hour per City circulation policies will require CEQA review.
- LU11-3.4 Where the construction of master planned water facilities is not practical, permit the construction of interim facilities only to the extent that the financing and construction of ultimate facilities are not jeopardized.
- LU11-3.5 Prior to the issuance of commercial or industrial building permits, or the recordation of residential tract or parcel maps, ensure the availability of adequate fire flow by requiring the testing of all fire hydrants in the vicinity of the project at the applicant's expense. In the absence of adequate flows, require either the installation of on-site fire protection devices or improvements that upgrade the area's water system to accommodate adequate flows, prior to combustible construction.
- LU11-3.6 Ensure that adequate sewer service capacity exists or will be available in a timely manner for a proposed development.
- LU11-3.7 Maintain current information concerning the capability of public police and fire protection services and facilities provided by the City, Schools and other agencies within the City.
- LU11-3.8 Monitor the impact and intensity of land uses on area circulation to ensure that the circulation system is not overburdened.
- LU11-3.9 As part of the CEQA review process, the short- and long-term generation of air pollutants will be assessed using Air Pollution Control District criteria to determine the potential impacts of proposed projects.
- LU11-4 Ensure that all extensions of services and utilities to facilitate land use changes are accomplished in a manner consistent with the provisions and intent of the Arroyo Grande General Plan.
 - LU11-4.1 Prior to permitting a major extension of services or utilities to facilitate changes in land use, conduct a thorough review of all social, economic, and environmental factors associated with that extension; require the implementation of appropriate mitigation measures or prohibit the extension.
 - LU11-4.2 Ensure that existing residents and businesses are not burdened with the cost of financing infrastructure aimed at supporting new development.
 - LU11-4.3 Ensure that public water, sewer, drainage and other facilities needed for a project are constructed prior to or concurrent with development.

LU11-4.4 Require that existing public services and facilities deficiencies affecting an undeveloped area be corrected prior to or concurrent with the extension of facilities to serve the area.

LU11-4.5 Review development projects for their impacts on public services and facilities including, but not necessarily limited to, roadways, water, sewer, fire, police, parks, school facilities, and libraries. If a development project will cause the level of public service or facility provision to fall below the standards maintained by Arroyo Grande and/or the standards of applicable service agencies, require that appropriate on-and off-site improvements be provided either through conditions of approval, development fees, or establishment of assessment districts. If such improvements cannot be provided, decline approval of the project.

LU11-4.6 Encourage all public service agencies to keep current information regarding their service capabilities. Conduct an annual review of user charges, development fees, and public facilities impact mitigation fees in accordance with AB 1600 to ensure that the charges are consistent with the costs of improvement and maintenance.

LU 11.5 The City of Arroyo Grande shall seek logical and recognizable jurisdictional boundaries in cooperation with the adjacent Cities of Pismo Beach and Grover Beach, Oceano CSD, the County and Local Agency Formation Commission (LAFCO), subject to mutual approval.

LU 11-5.1 Oak Park Boulevard is and shall remain the common boundary between Arroyo Grande and Pismo Beach.

LU 11-5.2 The City of Arroyo Grande shall utilize distinctive street name and identification/entry signage, and where feasible, landscaping and architectural features to reinforce the separate identity of the adjoining urban developments.

LU 11-5.3 The City of Arroyo Grande shall refer any proposed development within the watershed of Meadow Creek and/or the approximate area west of Equestrian Way and Vista Drive for review and comment by the City of Pismo Beach prior to approval of any further development that may impact the drainage, traffic, or municipal services and facilities shared by these adjoining Cities.

LU 11-5.4 The City of Arroyo Grande will request that the City of Pismo Beach refer any proposed developments within the watershed of Meadow Creek and/or the approximate area known as Toucan Terrace planning sub-area of Oak Park Heights for review and comment by the City of Arroyo Grande prior to approval of any further development that may impact the drainage, traffic or municipal services and facilities shared by these adjoining Cities.

LU 11-5.5 The Cities of Arroyo Grande and Pismo Beach shall consider joint powers and other methods of cooperation to correct any apparent service or facility deficiencies (such as fire/emergency response time, park and recreation provisions, drainage improvements, and Oak Park Boulevard traffic enforcement) to efficiently provide municipal services to adjoining areas of the respective jurisdictions.

LU 11-5.6 Oak Park Boulevard is and shall remain the approximate common boundary between Arroyo Grande and Grover Beach. Portions of the City of Grover Beach, which extend east of Oak Pak Boulevard will be evaluated by both jurisdictions and LAFCO to determine the most logical and efficient jurisdictional boundary.

- LU 11-5.7 The City of Arroyo Grande shall utilize distinctive street name and identification signage, and where feasible, landscaping and architectural features to reinforce the separate identity of the adjoining urban developments.
- LU 11-5.8 The City of Arroyo Grande shall refer any proposed development within the watershed of Meadow Creek and/or the approximate area west of Hillcrest and Elm Streets for review and comment by the City of Grover Beach prior to approval of any further development that may impact the drainage, traffic or municipal services and facilities shared by these adjoining Cities.
- LU 11-5.9 The City of Arroyo Grande will request that the City of Grover Beach refer any proposed developments within the area generally east of 14th Street (primarily portions of the East Grover Beach neighborhood planning area) be referred for review and comment by the City of Arroyo Grande prior to approval of any further development that may impact the drainage, traffic or municipal services and facilities shared by these adjoining Cities.
- LU 11-5.10 The Cities of Arroyo Grande and Grover Beach shall consider joint powers and other methods of cooperation to correct any apparent service or facility deficiencies (such as fire/emergency response time, park and recreation provisions, drainage improvements, and Oak Park Boulevard traffic enforcement).
- LU 11-6 The City of Arroyo Grande shall cooperate with the County of San Luis Obispo, the Oceano Community Services District and LAFCO to establish more logical and recognizable jurisdictional boundaries between adjoining urban areas and to provide appropriate separation or identity.
- LU 11-6.1 Generally, The Pike is and shall remain the boundary between the City of Arroyo Grande and Oceano CSD.
- LU 11-6.2 The City of Arroyo Grande shall utilize distinctive street name and identification/entry signage and where feasible, landscaping and architectural features to reinforce the separate identity of the adjoining urban developments.
- LU 11-6.3 The City of Arroyo Grande shall refer any proposed development generally south of Farroll Avenue and west of Halcyon Avenue for review and comment by the Oceano CSD and County of San Luis Obispo prior to approval of any further developments that may impact the drainage, traffic or municipal services and facilities shared by these adjoining community areas.
- LU 11-6.4 The City of Arroyo Grande will request that the County and Oceano CSD refer any proposed developments east of 22nd Street and north of Paso Robles Street for review and comment by the City of Arroyo Grande prior to approval of any further development that may impact the drainage, traffic or municipal services and facilities shared by these adjoining areas.
- LU 11-6.5 The City of Arroyo Grande will cooperate with the County and Oceano CSD to preserve the agricultural land and remaining forest west and south of Halcyon as a permanent open space separation between Arroyo Grande and Oceano.
- LU 11-6.6 The City of Arroyo Grande will cooperate with the County to preserve all remaining valley floor prime agricultural land within Cienega Valley, particularly

those properties adjoining Arroyo Grande Creek both inside and outside Arroyo Grande City limits south of Freeway 101 and west of Valley Road.

- LU 11-6.7 The City of Arroyo Grande will request that the County preclude all proposals to increase density or intensity of development within the Rural Residential designated areas of Arroyo Grande Fringe Area north of the City and the Nipomo Mesa east of Highway 1 and south of Los Berros Road due to potential adverse traffic impacts, public facilities and service deficiencies.
- LU 11-6.8 The City of Arroyo Grande will request that the County preclude all proposals to expand or to increase density or intensity of development within the Residential Suburban designated hillside subdivisions southeast of Arroyo Grande City limits, north of Los Berros Road and west of El Campo Road due to potential adverse traffic impacts, public facilities and service deficiencies.
- LU 11-6.9 The City of Arroyo Grande shall request that the County preserve all Agriculture designated lands, whether prime or non-prime soils, east of Arroyo Grande City limits on both sides of Freeway 101 in both the San Luis Bay and South County Planning Areas.
- LU 11-6.10 The City of Arroyo Grande shall cooperate with the County and LAFCO to consider annexation of the Frederick/ALC property (known as Arroyo Linda Crossroads) and Williams property provided that such future City expansion provides for permanent agricultural and open space buffer adjoining Freeway 101, the east and north sides of potential urban development of the proposed Sphere of Influence area.
- LU 11-6.10.1 The City of Arroyo Grande may consider the annexation of the unincorporated portion of the Arroyo Linda Crossroads and Williams properties within the proposed Sphere of Influence when all of the following findings are made:
- a) The proposed annexation will not deplete the water resources required for potential General Plan development within other parts of the City nor divert water resources needed for current and future Agriculture irrigation;
 - b) Clear compatibility exists with the community's basic identity as a rural, small town community; the goals and desires of the people and the City of Arroyo Grande as a whole; and with the community's available resources and urban services;
 - c) The proposed annexation is consistent with the goals and objectives of the 2001 General Plan Update, particularly in regard to protection of Agriculture and open space lands;
 - d) Significant economic development benefits will be derived by the City upon annexation;
 - e) Significant social and economic interdependence and interaction exist between the City and the areas proposed for annexation;
 - f) Adequate infrastructure and services have been or shall be provided in accordance with current City standards;

- g) The proposed annexation will generate sufficient revenues to adequately pay for the provision of City services and related mitigation measures; and,

LU 11-7 Support the preparation of reasonable regional land use and transportation planning. The City of Arroyo Grande shall work with San Luis Obispo County and San Luis Obispo Council of Governments to further regional land use and transportation plans as a means of coordinating South County planning efforts.

TOWN CHARACTER and COMMUNITY DESIGN GUIDELINES

The essence of Arroyo Grande's desirability is reflected in its small town character and rural setting. This character encompasses a wide range of components including the scale and intensity of existing development; the rate, scale, and intensity of new development; the existence and proximity of agricultural lands and open spaces, including natural hillsides, Arroyo Grande and Tally Ho creeks. It also extends to its rural residential fringe and agricultural environs, and includes preservation of historical structures, especially within the Village Core area. The retention of this character is one of the basic purposes of planning and growth management, according to the citizens of Arroyo Grande.

LU12 Components of "rural setting" and "small town character" shall be protected.

LU12-1 Recognize agriculture, natural hillsides, clean air quality and linear open spaces along Arroyo Grande and Tally Ho creeks as valuable components of the City's rural setting and essential elements worthy of conservation and preservation.

LU12-1.1 Emphasize the retention of the natural environment over its conversion to urban forms.

LU12-1.2 Incorporate existing natural features into project design. Where removal of natural elements is unavoidable, reintroduce natural elements into project design.

LU12-1.3 Incorporate provisions of the Agriculture, Open Space and Conservation Element (AOSCE) into the review of land development proposals.

LU12-2 Except for narrow, two and three-story structures within the Village Core and other designated Mixed-Use areas, limit the scale of buildings within both the urban and rural portions of Arroyo Grande to low-profile, horizontal forms; design buildings to be compatible with Arroyo Grande's historic small town character.

LU12-2.1 In general, limit the height of buildings to no more than 35 feet.

LU12-2.2 Utilize roofs having low, long spans made of slate, concrete shingles, clay tiles or similar materials. Avoid metal and flat composition roofs.

LU12-2.3 Provide building elevations that are well-articulated in order to break up building bulk. Incorporate one-story elements in two-story structures.

LU12-2.4 Ensure that row-type townhouses within the urban portions of Arroyo Grande are constructed such that each unit is varied in its setback and/or architectural treatment,

LU12-2.5 Residential units within new single family neighborhoods shall be required to provide recognizable variations in their front and side yard setbacks.

- LU12-2.6 Neo-traditional residential developments should maximize a feeling of openness. Modern single family subdivisions should utilize variable setbacks and orient road axes to open space areas and areas of visual interest.
- LU12-2.7 Use appropriate and simple roof forms, including shed, gable, and hip roofs, alone or in combination, to achieve a variety of roof lines along the streetscape; avoid unarticulated flat roofs.
- LU12-2.8 Design small lot single family and multiple family residential projects in such a manner as to group dwellings around common open space and/or recreational features.
- LU12-2.9 In higher density projects with opposing garages or carports, turn individual units and orient them to avoid the monotony of parking corridors. Alternately, stagger parking areas and provide appropriate landscaping.
- LU12-2.10 Incorporate architectural treatments that enhance the appearance of exterior wall elevations of buildings and screen walls. Include:
 - Uniform materials and consistent style in exterior elevations.
 - Use secondary accent materials and colors to highlight building features and provide visual interest.
- LU12-2.11 Detail multi-story buildings to reduce their vertical appearance as much as possible, except for historic buildings in the Village Core and new buildings in other Mixed-Use areas. In all such areas, include:
 - A greater level of architectural details at the ground level than at upper levels.
 - Articulate separate floor levels with horizontal bands or by stepping them back from public viewing areas.
- LU12-2.12 Incorporate variations in the setback and massing of the building bulk of large structures along major streets to provide variety and visual interest to the streetscape.
- LU12-3 Preserve scenic vistas and retain a feeling of "openness" in new developments.
 - LU12-3.1 Vary setbacks along roadways to avoid a monotonous street scene.
 - LU12-3.2 Minimize the installation of solid walls along area roadways unless they are needed for a specific screening, safety, or noise attenuation purpose. Where feasible, provide instead a landscaped berm or wide, open area with informal clusters of trees, defined by split rail or similar fencing.
 - LU12-3.3 Where construction of a solid wall that will be visible along a public street is necessary, provide landscaping such as trees, shrubs, or vines to soften the appearance of the wall, and to reduce undue glare, heat, and reflection.
 - LU12-3.4 The use of any fencing or walls should be consistent with the overall design theme of the development or adjoining existing developments:
 - Where they are needed, fences or walls should relate to both the site being developed and surrounding developments, open spaces, streets, and pedestrian ways.

- Fencing and walls should respect existing view corridors to the greatest extent possible.

LU12-3.5 Require the provision of open space and recreation areas within the urban residential portions of the City. Within the rural residential portions of the planning area, emphasize the preservation natural landforms and vegetation.

LU12-3.6 Design and landscape multiple family residential projects to provide pleasing views from the windows of individual units.

- Provide a diversity of views from the windows of multiple family units, including distant open views, closer views of greenery, and some views of human activity.
- If some windows must look out onto blank walls, plant fast growing vines on such walls to enhance the appearance.

LU12-3.7 Permit clustering of residential units if the following criteria are met:

- The clustering of dwelling units is proposed pursuant to a Specific Plan (Government Code Section 65540), Planned Development, or similar mechanism.
- The overall permitted density of the project area is not exceeded.
- The resulting project will not require a greater level of public services and facilities than would an equivalent non-clustered project.
- The result of clustering residential units is a more desirable and environmentally sensitive development plan which creates usable open space areas for the enjoyment of project residents and which preserves significant environmental features.
- The project development pattern, including the net density of developed area and proposed lot sizes which result from clustering, are compatible with surrounding areas.

LU12-3.8 Permit hillside development projects only when the following criteria are met:

- The natural contour of the hillside is preserved and removal of native oak trees is minimized.
- Excessive, intrusive hillside grading is not required in order to satisfy density proposals of the project
- Extensive retaining walls are not required to satisfy density and safety proposed by the project.

If these criteria cannot be met, the density of the project shall be reduced or the project shall be denied.

LU12-4 Incorporate a sense of "place," privacy, and security into Planned Developments and multiple family projects. The Development Code should provide for design exceptions for senior and special needs housing.

LU12-4.1 Maintain the function and quality of multi-family residential developments by orienting buildings and living spaces at right angles to each other for privacy, and by adequate provision of private open space areas such as patios and balconies for each unit.

- LU12-4.2 Provide each building or unit of a multiple family project with some unique elements to create a sense of place and identity.
- Design individual units within a project so as to be distinguishable from each other, providing them with separate entrances and entry paths.
 - Design the common space of each building cluster so that the size, dimensions, grading, planting and site furniture of each are different.
 - Provide every dwelling unit with a usable private garden, yard, patio, or balcony area.
- LU12-4.3 Provide back and front entrances to planned and multiple family dwellings which are clearly identified and distinguished from each other. Where dwellings have two doors, differentiate between formal and informal entries through the location of guest parking, sidewalk design, address identification, and pathways.
- LU12-4.4 Where there is limited separation of windows from nearby public or common spaces, fencing, planting, or grade differentials should be used to ensure privacy.
- LU12-4.5 Locate windows within planned and multiple family residential projects so that surveillance of semi-private public spaces and pedestrian paths is possible from frequently used rooms without permitting close-in view from those areas to the dwelling.
- LU12-4.6 Units should be designed so that windows in adjacent units or in units across streets are offset.
- LU12-5 Preserve significant historic and cultural landmarks.
- LU12-5.1 Require that new development, including signs, within or adjacent to the Village Core area be compatible with the historical architecture of the Village; implement the provisions of the Design Guidelines for the Arroyo Grande Village.
- LU12-6 Require that residential street design be sensitive to existing landforms, and minimize traffic volumes on local residential streets.
- LU12-6.1 Incorporate provisions into the Development Code which would discourage non-local through traffic on local streets, and require maintenance of two points of access to all residential neighborhoods.
- LU12-7 Enhance pedestrian level activity within residential and commercial areas.
- LU12-7.1 Utilize "street furniture" (planters, benches, drinking fountains, newspaper racks, bike racks, trash receptacles) to create and enhance urban open spaces within commercial areas and to emphasize historical and rural architectural themes.
- LU12-7.2 Commercial buildings and projects should be designed so as to have a central plaza or main visual focus or feature.
- LU12-7.3 Through the site plan review process, ensure that commercial facilities are oriented to the pedestrian by the incorporation of seating areas, courtyards, landscaping, and similar measures.

- Buildings should be designed and sited so as to present a human scale environment, including identifiable pedestrian spaces.
 - Uses within pedestrian spaces should contribute to a varied and lively streetscape.
 - Buildings facing pedestrian ways and plazas should incorporate design features that provide visual interest at the street level.
 - Except in the Village Core and other Mixed-Use areas, where buildings should generally be located at the sidewalk, building setbacks along major streets should be varied to create plaza-like areas which attract pedestrians whenever possible.
 - Discourage wide expanses of parking lot between the sidewalk and the front of commercial buildings and provide safe, easily identifiable pedestrian access through the parking lot from multiple access points.
 - Parking facilities should be convenient, well-designed, usable, aesthetically attractive, landscaped (with large shade trees) and comply with City design standards and guidelines.
- LU12-7.4 Where appropriate to building architecture, provide covered verandas along the fronts of commercial structures.
- LU12-7.5 Establish a program of public art emphasizing historical, western, and rural themes in parks, public buildings, and public open spaces.
- LU12-7.6 Refine the Circulation Element to include an integrated pedestrian circulation network linking the Village Core and Mixed Use areas, schools, shopping, community facilities, and multiple family residential areas. (See also CT 3-3).
- LU12-8 Emphasize the incorporation of landscape themes and extensive landscaped areas into new development; provide landscaping and open spaces as an integral part of project design to enhance building design, public views, and interior spaces; provide buffers and transitions as needed; and facilitate energy conservation.
- LU12-8.1 Require that landscaping integrate with, complement, and improve the visual character of the natural environment of the area; require that landscaping also relate to and complement the architecture of adjacent structures.
- LU12-8.2 Emphasize urban planting schemes which minimize the use of water and which incorporate natural looking clusters of plants rather than highly structured, geometric schemes with trees and shrubs planted at regular intervals.
- LU12-8.3 Include in landscaped areas a combination of trees, shrubs, vines, ground cover, flowers, and turf as appropriate and compatible with the surrounding environment and project design theme.
- The selected combination of landscape materials shall be arranged in a harmonious manner.
 - The proportion of hardscape materials within any required landscape area may not exceed 20 percent.
- LU12-8.4 Coordinate landscape design with drainage plans for individual projects to maximize percolation of surface water from the site. Employ swale designs in landscaped and turf areas to slow down runoff and maximize percolation.

LU12-8.5 Emphasize the use of native and drought tolerant plantings in area landscaping.

LU12-9 Encourage the provision of custom homes or homes that simulate a rural, small town, custom home atmosphere.

LU12-9.1 Within the unincorporated rural/residential and residential/suburban portions of the community, and all single family residential areas as well as low-density Planned Development areas, emphasize custom homes on large sites.

LU12-9.2 If custom homes are not proposed, residential tract applicants shall provide required floor plans and elevations at the time of application submittal to provide a wide variety of design choices and diversity of appearance as shown in the table below.

Number of Single Family Dwellings	Minimum Number of Floorplans*	Minimum Number of Elevation/Floorplan
<-20	3	3
21-40	4	3
41-60	5	4
61-80	6	4
81-100	7	4
>100	1 additional for each 20 dwellings over 100	

* Includes reverse footprints.

LU12-9.3 Emphasize the use of natural materials such as rough sawn wood, stone, stucco, and brick facade.

LU12-9.4 Emphasize building colors in earth tones and complementary accents in muted shades of reds, blues, greens, browns, grays, and yellows. Avoid a monochromatic appearance of residential areas through the use of complementary accents.

LU12-9.5 On wood frame structures having a primarily stucco exterior, cover a minimum of 25 percent of the front facade with a complementary color and material.

LU12-9.6 Break up front facades with entries and/or other recesses and projections to avoid flat fronts.

LU12-9.7 Incorporate variations in building heights by incorporation of one-story elements into two story structures, use of a combination of roof styles, and grade variations.

LU12-10 Ensure that residential accessory uses and buildings are consistent with the primary residential character of the area, as well as the overall small town character of Arroyo Grande.

LU12-10.1 Prohibit accessory uses or hobbies that would create additional traffic or need for signage or parking, and ensure that the primary use of garage areas is for parking cars.

LU12-10.2 Require that the design of accessory structures be compatible with the architectural character of the site and surrounding area.

LU12-10.3 Require that accessory structures be set back a sufficient distance from property lines so as not to detract from the value of adjacent properties.

LU12-11 Commercial centers shall be developed in a manner that is architecturally harmonious with a defined theme consistent with the rural, small town character of Arroyo Grande.

- LU12-11.1 Ensure the implementation of the Design Guidelines for the Arroyo Grande Village.
- LU12-11.2 Require that materials, textures, colors, and architectural detailing be consistent with the specified design theme consistent with Arroyo Grande's small town character.
- LU12-11.3 Large roof or building masses should be discouraged and architectural variations encouraged.
- LU12-11.4 Encourage the use of earth tones that reinforce compatibility with the rural character of Arroyo Grande; avoid a monochromatic appearance through the use of complementary accents in muted shades of reds, blues, greens, browns, and yellows.
- LU12-11.5 Recesses, reveals, projections, architectural trim, and other elements shall be encouraged to enhance the architectural image of structures.
- LU12-11.6 Shadow patterns created by architectural elements such as overhangs, projections, or recession of stories, balconies, reveals, and awnings are encouraged in order to contribute to a building's character and aid in climate control.
- LU12-11.7 The following design elements shall be encouraged in conjunction with the design and construction of commercial buildings:
- Richness of surface and texture, emphasizing surfaces such as rough sawn woods, split face block, stucco, and facade brick.
 - Approximately equal building wall ratio to non-wall (e.g., window, arcade)
 - Multi-planed, pitched roofs.
 - Vegetation integrated with building walls, roofs and details such as trellises and espaliers.
 - Roof overhangs.
 - Regular or traditional window rhythms.
- LU12-11.8 The following architectural elements shall be discouraged in conjunction with the construction of commercial buildings:
- Highly reflective surfaces over the majority of the facade which is visible to the public.
- Large, blank walls.
 - Flat roofs without mansards.
 - Precision concrete block.
 - Metal or plastic siding.
 - Irregular window shapes and rhythms.
- LU12-11.9 Develop specific design criteria where feasible for commercial areas not expected to develop as unified centers, in the form of conceptual approaches that integrate landscaping, driveways and parking into functionally unified wholes.
- LU12-12 Balance the need for signs within commercial areas as a means to identify businesses with the small town character and rural setting of the community.

- LU12-12.1 Design commercial developments with a precise concept for adequate signage; include provisions for sign placement and number, as well as sign scale in relationship to the building, landscaping and readability as an integral part of the signage concept.
- LU12-12.2 Ensure that signs are integrated into the overall site and architectural design theme of commercial developments.
- LU12-12.3 Require that sign placement, heights, size, materials, proportions, and design within the commercial areas be consistent with the low-profile nature and scale of the community.
- LU12-12.4 Require that sign color be compatible with building color. In general, limit the number of primary colors to no more than two with a secondary color used for accent or shadow detail.
- LU12-12.5 Avoid freestanding pole signs in favor of monument-type signs, wall signs, and/or secondary projecting signage.
- LU12-12.6 In designing signs and sign messages, emphasize utilization of fewer words to create a clean, understandable message. In general, use symbols only if they are easily recognizable or represent a definable logo.
- LU12-12.7 Minimize the size and simplify the shape of signs to avoid sign "clutter".
- LU12-12.8 Permit signs attached to the underside of a projecting canopy or protruding over a sidewalk or right-of-way as a special sign only if they provide pedestrian-scale atmosphere and enhance the building front.
- LU12-12.9 Require that window signs be designed so as to be pleasing, aesthetically enhance shop fronts, geared to the pedestrian, and be at eye level.
- LU12-12.10 Develop a community signage scheme for street corridors, public buildings and selected entrances to the community and its sub-communities.
- LU12-13 Provide appropriate screening for necessary "urban-style" facilities, structures, and features.
 - LU12-13.1 Require that the placement and screening of satellite dishes, solar systems, and other appurtenances be accomplished in such a manner that minimizes or eliminates the obtrusiveness of these facilities. Establish setbacks within the rear yard for satellite installations, as well as to establish screening standards.
 - LU12-13.2 Require unobtrusive placement and screening of appurtenances such as solar collectors, air conditioning units, and pool equipment.
 - LU12-13.3 Require that trash enclosures, loading areas, mechanical equipment, and outdoor storage areas be screened from public view as appropriate; design enclosures and screening with materials which are compatible with the project's architecture, and which do not detract from the rural, small town character of the community.
 - LU12-13.4 Require that on-site utilities and/or ancillary equipment within commercial areas be located in an inconspicuous area or vaulted under ground away from public view.

- LU12-13.5 Where on-site utilities and/or ancillary equipment is required to be in public view, require that they be screened with a combination of materials that best suit the overall project design theme.
- LU12-13.6 Require that commercial loading areas be oriented away from the street and from residential edges.
- If loading areas cannot be so located, require that they be screened from public view.
 - Access to service bays of automotive uses shall be from the interior of the site.
- LU12-13.7 Require that service station bays, repair garages, and other automobile-related uses proposed at corner locations be oriented away from the street frontage.
- Orient service areas away from street frontage and provide building elevations and architectural details consistent with the overall design theme toward the street.
 - Design access to service bays of automotive uses from the interior of the site.
- LU12-13.8 Require that ground mounted equipment incidental to commercial development be appropriately screened with solid walls and/or landscaping. Locate equipment away from the front of the building. Require that screening material be similar or complementary to adjacent architecture and materials.
- LU12-13.9 Require that commercial loading be screened from public view areas and adjacent residential developments, and be located an appropriate distance from adjacent residential structures.
- LU12-13.10 Require the design and construction of enclosures for trash, recycling bins and green waste containers to include the following criteria:
- Match the existing building architecture
 - Use materials consistent with adjacent buildings
 - Avoid conflicts with loading dock areas
- LU12-13.11 Prohibit roof mounted equipment other than television antennas and solar collectors within residential areas.
- LU12-13.12 Require that roof-mounted equipment on commercial structures be screened from public view.
- Require that roof screens be solid and continuous, and that equipment be covered by continuous grills or louvers.
 - Require that roof screens be sheathed in a matching or complementary material to the exterior building material .
 - Prohibit the use of picket fence screening.
 - Minimize the rooftop location of mechanical plants and distribution networks. Where necessary, enclose such facilities within efficient roof-top penthouses.

- LU12-14 Development Code property development standards and proposed Design Guideline revisions shall consider refinement to outdoor lighting design, height, placement and intensity levels to minimize unnecessary glare, energy use, intrusion onto adjacent properties or public spaces. Factors such as night sky visibility, safety, security/motion and light sensor, controls, timers and aesthetic compatibility should be part of outdoor lighting design considerations.

Objectives and Policies
Streets and Highways, Standards
Level of Service
Alternative Circulation/Transportation Systems
 Transit & School Buses
 Bike & Pedestrian
 Recreation Trails
 Truck & Emergency Routes
 Scenic Routes
Coordinated Land Use and Circulation
Planning and Funding
Implementation Measures

**CIRCULATION/TRANSPORTATION
ELEMENT**

Adopted by City Council, October 9, 2001

CIRCULATION ELEMENT

OBJECTIVES AND POLICIES

Streets and Highways Standards

CT1. Plan and develop a coordinated and efficient, functional classification system of local streets and highways throughout the community that designates the purpose and physical characteristics of the roadway, composed of the five categories.

- CT1-1 State Freeway 101, 4 to 6 lane with interchange access: Caltrans design standards or as mutually approved. Typically 120' or more.
- CT1-2 Major Arterial Street – 4 lane with or without median; City controlled access, on-street parking optional; include bike lanes, sidewalks, transit turnouts and other design features: 80' – 104' r of w.
- CT1-3 State Highway 227 or Minor Arterial Streets – 2 to 4 lanes with or without median/turn lane: State or City controlled access, on-street parking optional; includes bike lanes, sidewalks, some transit and other design features: 64' – 104' r of w.
- CT1-4 Collector Streets – 2 lanes with or without turn lane, controlled access, on-street parking optional; includes bike lanes, sidewalks, some transit and other design features: 84' r of w.
- CT 1-5 Local Streets – 2 lanes, access and on-street parking; includes some bike lanes, sidewalks on one or both sides, other design variables in hillside, cul-de-sac, or other special conditions: 42' – 60' r of w.
- CT1-6 All street standards shall be reviewed and revised as determined appropriate including optional features such as landscaped medians, curb bulbouts and parkways and/or street trees and similar design amenities when approved by the City. Alternative local street standards for neo-traditional subdivisions or Planned Developments/Specific Plans will also be considered.

Level of Service

CT2. Attain and maintain Level of Service (LOS)'C' or better on all streets and controlled intersections.

- CT2-1 Where deficiencies exist, mitigate to an LOS 'D' at a minimum and plan improvement to achieve LOS 'C' (Los 'E' or 'F' unacceptable = significant adverse impact unless Statement of Overriding Considerations or CEQA Findings approved). The design and funding for such planned improvements shall be sufficiently definite to enable construction within a reasonable period of time.
- CT2-2 The City should conduct periodic traffic counts, monitor selected streets and model arterial and collector street network to determine where LOS 'C' is not attained and provide a current baseline for development project impact analyses.

- CT2-3 Require that General Plan Amendments, Rezoning Applications or development projects involving 20 or more estimated peak hour trip additions provide traffic studies according to City LOS policy, including subsequent amendments and refinements.
 - CT2-3.1 Traffic studies shall include roadway capacity, safety and design analysis using Highway Capacity Manual methodology.
 - CT2-3.2 Traffic studies shall describe possible mitigation measures available to attain LOS 'C' or better and project-related methods of funding.
 - CT2-3.3 Public Works Director should meet with applicants prior to application to discuss study scope, probable impacts and mitigation.
- CT2-4 The City should periodically review LOS policy and actual system performance to identify model deficiencies and consider Capital Improvement Programs, mitigation measures and/or policy revision and refinement.



**CITY OF ARROYO GRANDE
2001 GENERAL PLAN UPDATE
CIRCULATION MAP 3**

• Revised October 9, 2001

-  Pedestrian Area
-  Path/Trail
-  Highway/Arterial
-  Collector
-  Circulation Study Area
-  Signal/Intersection Alternative
-  Proposed Signal/Alternative
-  Priority 1 Transit Stops
-  Priority 2 Transit Stops

Map 3

CE-3

Circulation/Transportation Map-3
Scenic Routes
Bikeways and Pedestrian Facilities
Recreation Trails
(Refer to Parks and Recreation Element)

CT3. Maintain and improve existing “multi-modal” circulation and transportation systems and facilities, to maximize alternatives to new street and highway construction.

- CT3-1 In cooperation with SCAT and CCAT or other operators, provide for safe and efficient transit system for local and regional travel, particularly for youth, elderly, low-income or disabled persons.
 - CT3-1.1 The City should encourage convenient routes and schedules on arterial and/or collector streets including stops, shelters, bus benches, turnouts, park and ride, transfer and other facilities or features to be provided in connection with new developments.
 - CT3-1.2 The City should encourage major employers to promote use of public transit and/or provide van/car pools, private shuttles or other trip reduction (flex time, telecommuting, bike) and transportation demand management.
- CT3-2 Cooperate with Lucia Mar Unified School District to plan improved school bus transportation system, including parking and loading, maintenance and storage, bike and sidewalk access facilities.
 - CT3-2.1 Consider shared corporation yard to relocate existing maintenance and storage from residential neighborhoods.
 - CT3-2.2 Program a priority system of school bus routes, stops/shelter, sidewalks and bike lanes to serve schools and parks and link with other transit and alternative transportation.
- CT3-3 Promote non-motorized bike and pedestrian circulation facilities to serve all areas of the City and linking with regional systems, with priority coordination with school, park, transit and major public facilities.
 - CT3-3.1 Improve bike lanes and sidewalks serving all school, parks, and selected transit and community facilities as priority system, including neighborhood connections in addition to conventional streets.
 - CT3-3.2 Plan and prioritize Village Core and E. Grand Avenue Mixed Use corridor improvements.
 - CT3-3.3 Update City Bikeway Plan to meet State guidelines to seek increase regional and state funding assistance.
 - CT3-4.4 Plan and prioritize greenway trail network along Arroyo Grande, Tally Ho and Meadow Creeks and linking with other open space or recreational trails within the City and region.
- CT3-4 Design and designate efficient truck and emergency access routes utilizing the arterial and collector street network to minimize impact on local streets, particularly residential neighborhoods.

- CT3-4.1 Truck routes should coordinate with County and adjoining Cities designated routes and avoid traversing residential areas.
- CT3-4.2 Emergency access design standards should limit cul-de-sac lengths, provide a logical grid or connected system of local streets providing at least two directions of neighborhood access, and minimize through traffic on local streets, particularly traversing single family residential neighborhoods.
- CT3-5 The City should designate a connected system of "scenic streets and highways" and consider specific design guidelines and landscaping standards appropriate to this network for resident and visitor enjoyment.
 - CT3-5.1 The basic scenic route system should include these streets and highways as shown on the Circulation Element Map.
 - CT3-5.2 Discourage on-street parking in Agriculture areas to enhance visibility and minimize trespassing.
 - CT3-5.3 Develop adequate public or shared off-street parking lots conveniently located behind and beside buildings in Village Core and Mixed Use Corridors, according to area design guidelines.

Coordinated Land Use and Circulation

CT4. Ensure compatibility and complementary relationships between the circulation/transportation system and existing and planned land uses, promoting environmental objectives such as safe and un-congested neighborhoods, energy conservation, reduction of air and noise pollution, transit, bike and pedestrian friendly characteristics.

- CT4-1 Promote "transit-oriented developments" and coordinated, compatible land use pattern by encouraging multiple family residential and special needs housing in Mixed Use Corridors, Village Core and near Office, Regional Commercial, Business Park and major Community Facility areas.
 - CT4-1.1 Transit routes should serve E. Grand Avenue Mixed Use corridor, Village Core, and West Branch street Regional Commercial areas.
 - CT4-1.2 Future transit loop to serve Halcyon/Fair Oaks, Offices, Village Core, James Way and Rancho Parkway residential areas.
 - CT4-1.3 Consider higher density allowance and reduced parking requirements within one-quarter mile of transit routes when updating Development Code.
- CT4-2 Utilize the circulation system as a positive element of community design, including street trees and landscaped parkways and medians, special streetscape features in Mixed Use corridors and Village Core, undergrounding of utilities, particularly along major streets.

CT5. Coordinate circulation and transportation planning and funding of collector and arterial street and highway improvements with other local, County, SLOCOG, State and federal agencies. Request County contribution to major street improvement projects.

- CT5-1 Update the Regional Transportation Plan to include the Circulation and Transportation Element of the City of Arroyo Grande General Plan Update.
- CT5-2 Request that Caltrans, SLOCOG and the County give high priority to Brisco/Halcyon and Traffic Way/El campo interchange improvements to Freeway 101.
- CT5-3 Ask the County to establish a "Road Impact Fee" within Arroyo Grande Fringe and other non-Agriculture areas of the Arroyo Grande Area of Environmental Concern, and add to the fees for South County/Nipomo Mesa area based on cost studies for needed improvements (including portions of City street systems impacted by regional traffic increases) to serve new development.
- CT5-4 Review and revise City circulation and transportation impact fees associated with new development in Arroyo Grande to assure either facility and system improvements and/or in-lieu fee payments to maintain adequate facilities and services at LOS 'C' to General Plan buildout, including regional traffic increase and funding assistance.
- CT5-5 Define and preserve "study area" corridors and alternatives for future freeway, arterial and collector street connections, extensions, completions, reconstruction, widening, frontage road alternatives or extensions, and/or other improvements to Circulation and Transportation networks until cooperative resolution of Element revisions and/or Capital Improvement Programs. (See PSR and other study areas on Circulation Element).
 - CT5-5.1 Include Brisco/Halcyon Project Study Report (PSR), Traffic Way/El Campo PSR and its western connection and other north, west and eastside study areas.
 - CT5-5.2 Establish "plan lines" for widening, extension or realignment when determined by design and environmental analysis, including proposed funding and priority schedule estimates. (None adopted/Add to CE).
 - CT5-5.3 When new development occurs in vicinity of study areas or plan lines, and where legally and financially feasible, require all or portion of rights-of-way and improvements associated with new development.
- CT5-6 Encourage Caltrans, SLOCOG and the County to refine and maintain a regional traffic model to assist in regional and local circulation and transportation planning, CIP funding and new development project environmental analysis.
 - CT5-6.1 Request that the Caltrans, County and SLOCOG evaluate Nipomo Mesa cumulative growth and development impacts on Arroyo Grande area circulation and transportation systems prior to Willow Road or other interchange alternative construction.

CT5-6.2 Request that the County, Caltrans and SLOCOG consider proportional participation in projects involving regional traffic impacts.

CT5-7 Utilize assessment and improvement districts and other supplemental private funding to correct local area deficiencies such as inadequate parking, transit and streetscape enhancement or completion of local street or trail segments that benefit the area.

Introduction
Objectives and Policies
 Affordable Housing Incentives
 Mixed Use Areas
 Housing Conservation

HOUSING ELEMENT
Adopted by City Council, October 9, 2001

HOUSING ELEMENT

INTRODUCTION

A Housing Element is required by California law to establish policies and programs that will support provision of adequate housing supply for citizens of all income levels, and to address relevant local housing issues. The 2001 General Plan Update summarizes the Housing Element objectives and policies adopted in 1993. After 2000 federal census data has been received and evaluated by the City, a current analysis of recent residential development trends, and proposed programs to reduce barriers to affordable housing production, improve rehabilitation and encourage new construction will be added by General Plan amendment.

Housing implementation measures, to be added later in 2001-2, are based on regional "fair share allocations" prepared by San Luis Council of Governments (SLOCOG) and reflecting State of California Department of Housing and Community Development (HCD) estimates of housing needs.

OBJECTIVES AND POLICIES

Affordable Housing Incentives

H1. Encourage a continuing supply of affordable housing to meet the needs of existing and future Arroyo Grande residents in all income levels.

H1-1. The City shall utilize incentives for production of affordable housing including:

- a) allowing "granny units" in specific conditions in all single-family residential zones;
- b) allowing manufactured housing that conforms to local design guidelines on legal parcels in all residential zones; and,
- c) providing density bonuses and similar incentives for low income, special needs and senior housing developments, all in accordance with State and Municipal laws.

H1-2. The City shall review and periodically amend its' Development Code and design review regulations and procedures to streamline permit processing and minimize application and development review costs.

H1-3. The City shall give priority to processing of housing projects that provide for low and moderate income residents and shall consider fee waiver or reductions when requested as an incentive for low-income housing. Priority includes expedited development and design review, concurrent tract and permit processing, and exemption or priority from City growth management or resource allocation programs controlling market rate housing production.

H1-4. The City shall designate in the General Plan and consistently zone sufficient land and appropriate residential densities to accommodate the identified housing needs, and shall plan infrastructure, public facilities and resource system improvements to sustain a wide variety of housing types consistent with the General Plan buildout capability, and resource and infrastructure constraints.

H1-5. The City shall continue to enable and encourage attached multiple-family, senior, mobile home and special needs housing, in appropriate locations and densities as part of the General Plan Urban Land Use Element. These multiple family residential

alternative housing types tend to be more affordable than preferred single-family residential low and medium density developments.

H1-6. The City shall consider cooperation with non-profit and other developers for loan and/or grant applications to provide low and moderate-income housing.

H1-7. The City shall require that approved General Plan amendments and/or zoning amendments that increase allowed residential density on a property shall allocate at least 25% of the increase enabled be developed for low and moderate income households.

H1-7.1. Such low and moderate-income housing units may be either for rent or sale, but shall remain affordable for a term to be determined on a case-by-case basis but not less than 10 years. Sites on which fewer than 12 units are allowed shall be excepted from on-site construction requirements, but the City shall consider an "in-lieu affordable housing fee" payment instead of low and moderate-income housing construction. The fee shall be equal to 3% of the estimated value of new construction as computed for building permit, and utilized by the City for qualified low and moderate income housing construction, site acquisition, rehabilitation or acquisition of such units.

H1-7.2. Secondary (granny) units which otherwise comply with State and local requirements may be applied to the requirements for low and moderate income housing if available to qualified residents.

H1-8. New housing subdivisions or developments of 50 or more units shall provide at least 10% of the total units as affordable to low income households, subject to approval of a density bonus of at least 10%.

H1-8.1. New housing subdivisions or developments of at least 25 units but fewer than 50, shall provide at least 5% of the total units as affordable to low income households, subject to approval of a density bonus of at least 5%.

H1-8.2. Low income housing units may be either for rent or sale, but shall remain affordable for a term to be determined on a case by case basis but not less than 10 years.

H1-8.3. For subdivisions or developments of less than 25 units, or in other cases where the City determines that it is not practical or feasible to comply with on-site construction of such units, the City may allow as alternatives: a) the dedication of land sufficient to accommodate the required number of low income housing units; or b) payment of in-lieu affordable housing fee. The fee shall be equal to 3% of the value of new construction as computed for building permit, and utilized by the City for qualified low and moderate housing construction, site acquisition, rehabilitation or acquisition of such units; c) the City may require the developer to fund an analysis to determine which alternatives would best enable the provision of low income household housing units.

H1-8.4. For developments or subdivisions involving four or fewer units requested exception shall be granted and in-lieu fee payment or alternatives allowed.

Mixed Use Areas

H2. The City shall encourage housing compatible with commercial uses and promote "Mixed Use" and "Village Core" zoning districts to facilitate residential uses to be integrated into such areas.

H2-1 Ensure appropriate densities for a diversity of new low and moderate income housings as well as market rate housing in all residential and mixed use zones, the City shall offer density bonuses for such housing in all districts. The maximum density bonus of 25% is encouraged to disperse affordable housing and avoid excessive concentration or inefficient administration.

H3. Housing for low income households shall not be concentrated into a single building or identifiable portion of the development or subdivision but rather dispersed throughout and integrated into the development as determined acceptable based on site constraints, size and design.

H3-1. Affordable housing for low and moderate-income households shall, to the extent practical, be distributed throughout the City and not concentrated in a particular area or neighborhood. It is recognized that multiple family and special needs housing are most feasible in higher density residential zones which shall be located consistent with General Plan and zoning policies.

H3-2. The City shall require that affordable housing produced with density bonus incentives or public assistance be constructed and available concurrent with market rate housing in the same development.

H3-3. The City shall encourage multiple family residential and Mixed Use housing developments in locations where adequate public facilities and services are available, consistent with other General Plan and Development Codes land use policies and regulations.

Housing Conservation

H4. Conserve and rehabilitate the City's older housing stock, particularly to provide more affordable housing.

H4-1. The City shall continue to contract and coordinate with the San Luis Obispo Housing authority to maintain Section 8 rental housing assistance to qualified households.

H4-2. The City shall continue to apply for Community Development Block Grant (CDBG) funding for rehabilitation of low income housing for both owner occupied and rental units. Rehabilitation of second story residential units in the Village Core and/or Mixed Use housing within the East Grand Avenue corridor shall be considered for priority for such programs.

H4-3. The City shall require abatement of unsafe or unsanitary structures, including buildings or rooms inappropriately used for housing contrary to adopted health and safety codes. Where feasible, the City will encourage rehabilitation and allow reasonable notice and time to correct deficiencies. Where necessary, residents displaced by abatement action shall be eligible for relocation assistance.

- H4-4. The City shall conserve existing low income apartment rental units by discouraging or controlling the rate of conversion to ownership condominiums, unless such units are also committed to affordable ownership housing with residents given priority to purchase.
- H4-5. The City shall encourage the conservation of existing mobile home parks, but where redevelopment is deemed appropriate the City shall seek replacement housing opportunities and provide relocation assistance to eligible residents.

Introduction
Objectives, Policies and Implementation Measures
Emergency Preparedness
Water Hazards
Fire Safety
Geologic and Seismic Hazards
Other Hazards

SAFETY ELEMENT

Adopted by City Council, October 9, 2001

SAFETY ELEMENT

INTRODUCTION

This Safety Element has two basic principles:

- be ready for disaster, and
- manage development to reduce risk.

The first part of this element addresses the first premise – emergency preparedness. Most natural disasters will require the combined efforts of our emergency service providers.

The remaining sections of the element describe various types of disasters, focusing principally on fire, flood and geologic hazards. The purpose of these sections is to describe the physical effects of the disaster and provide standards for reducing the risk of exposure to the hazards. When distilled, the rules are quite simple: build above the floodwaters, where the fire fuel is low, and on stable ground.

Residents of the City of Arroyo Grande are subject to a variety of natural and human-caused hazards. Natural hazards are processes such as earthquakes, landslides, flooding, and wildfires, and have been occurring for thousands, even millions of years. These natural processes have played an essential role in shaping the topography and landscape of Arroyo Grande, and become “hazards” when they disrupt or otherwise affect the lives and property of people. Human-caused hazards often occur as a result of modern activities and technologies. These potential hazards can include the use of hazardous materials, and buildings that may be unsafe during a strong earthquake.

To minimize loss from hazards, resources must be committed. While it would be desirable for communities to provide the maximum level of safety from all potential hazards, this is generally not feasible. Therefore, hazard reduction efforts are often based on the concept of risk reduction. Risk that is associated with natural and human-caused hazards can be separated into three general categories for the purposes of this element:

Acceptable Risk. This is the level of risk below which no specific action by government is deemed to be necessary to further reduce the consequences of a hazard.

Unacceptable Risk. This is the level of risk above which specific action by government is deemed necessary to protect life and property.

Avoidable Risk. This is a hazardous risk that can be averted while still achieving the individual or public objective.

In making land use decisions, the severity and the probability of loss should be considered.

The Safety Element is one of several Elements that comprise the General Plan. Section 65300.5 of the California Government Code requires the General Plan and its Elements to be “an integrated, internally consistent and compatible statement of policies...”

The Safety Element is closely linked to the Land Use and Open Space Elements of the General Plan. The Land Use Element designates the general distribution of land uses within the planning area, as well as standards for population density and building intensity. To avoid unreasonable public risk, the Land Use Element takes into account the public safety hazard identification and evaluation in the Safety Element. By limiting development density in areas that may be subject to significant geologic and other safety hazards, the risk of loss of life and property can be minimized. One of the purposes of the Open Space Element is to preserve open space for public health and safety, including areas that require special management and regulation because of hazardous or special conditions (e.g., earthquake fault zones, flood plains, unstable soil areas, and high fire risk areas).

The Safety Element provides a general evaluation of potential public safety hazards in the City. The hazard identification and evaluation is based on general information available at the time of the Element's preparation. No site-specific evaluations were performed for this Element.

The Safety Element is intended to be used for general land use planning purposes only, and should be used to identify where detailed site investigations should be required for new development.

Legal Requirements for Preparing a Safety Element

The Safety and Seismic Safety Elements first became mandatory parts of the General Plan in 1975 requiring cities and counties to adopt, at a minimum, General Plan policies relating to fire safety, flooding, and geologic hazards. In 1984 the State Legislature expanded the list of mandatory issues that were to be evaluated in the Safety Element to provide the direction and resources to help reduce death, injuries, property and environmental damage, and the economic and social dislocation resulting from natural hazards. While it is required to focus on fire, flooding, geologic, and seismic hazards, jurisdictions may address any relevant safety issues that are considered important.

To make land use decisions that minimize the potential for loss of life, injury, and property damage from natural and human-caused hazards, it is necessary to have an understanding of the causes and potential effects of the hazards that may affect the City of Arroyo Grande.

In the following sections, several components appear regularly:

Preparedness. The element begins with this as a separate topic. Each subsequent area has a preparedness component. It is essential to maintain our ability to respond to natural and man-made disasters.

Education. An informed citizenry will carry on their activities in a way that reduces the potential for disaster to occur or be exacerbated and will be better equipped to deal with disasters when they occur.

Existing Environment. The built environment can be improved to reduce the threat of disaster. This is geared mostly towards improving structures and their surroundings.

Land Use Planning. Future development should always be planned with careful consideration toward reducing the threat of property and environmental loss. While many considerations are involved in development, safety should be paramount.

Each section contains some or all of the following components:

Objective. This is the desired end state or condition that we would like to achieve.

Policy. This defines the approach to achieving objectives.

Implementation Measures. These are specific actions the City or other interested parties should take. They take the form of standards (regulatory mechanisms) or programs (other advisory actions that are not regulatory).

1. Emergency Preparedness

OBJECTIVE S1 Attain a high level of emergency preparedness.

Emergency preparedness is necessary to avoid or minimize the loss of life and property as a result of natural and technological disasters, to reduce the social, cultural, environmental and economic costs of disasters, and to assist and encourage the rapid recovery from disasters. An important part of preparedness is the careful assessment of risks before an emergency occurs. San Luis Obispo County's Emergency Response Zones are illustrated in Map 8 of the Technical Background Report.

Policy S1-1 Response

Support the response programs that provide emergency and other services to the public when a disaster occurs. The focus of response activities is saving lives and preventing injury, and reducing immediate property damage.

Implementation Measures:

Program S1-1.1 Support efforts of and provide funding to the City Fire Department to ensure the readiness of response teams and the smooth implementation of emergency response plans.

Program S1-1.2 Work before disasters occur to make sure there are few or no bureaucratic obstacles to performing emergency operations. Support efforts to ensure local agency compliance with the Standardized Emergency Management System, an emergency response and coordination system used throughout California.

Program S1-1.3 Establish a program that will reduce the time and effort required to get permits necessary to perform emergency repair work. To the extent that it can be done beforehand, provide the Engineering Department with sufficient resources to procure permitting assistance. (For example, work in riparian corridors may require permits from the U.S. Fish and Wildlife Service, California Department of Fish & Game, and perhaps the Army Corps of Engineers.)

Policy S1-2 Emergency Preparedness

Continue to improve preparedness programs that educate and organize people to respond appropriately to disasters. They include education and awareness programs for individuals, families, institutions, businesses, government agencies and other organizations.

Implementation Measures:

Program S1-2.1 Support education in the schools that teaches our children how to avoid dangers and how to behave during an emergency.

Program S1-2.2 Support the efforts of many organizations that provide emergency outreach and education programs to the region.

Policy S1-3 Coordination

Improve coordination among City, County and State programs, and among others working to reduce the risks of disasters. This should also include improved coordination with the news media. This will result in more effective preparedness, response and recovery from disasters.

Implementation Measure:

Program S1-3.1 Continue to improve information transfer to the media during emergencies. Official liaisons should meet with media representatives on a regular basis to improve coordination.

Program S1-3.2 Review studies predicting the impacts of earthquake and flood emergencies on facilities and roadways. Develop revised evacuation routes as necessary.

Policy S1-4 Information Systems and Research

Expand and keep current the database of safety related information. Knowledge about disasters and the area we live in is growing. New information must be made available to the public and decision makers. Regularly update the County's geographic information system (GIS) as new information becomes available.

Implementation Measures:

Program S1-4.1 Work with the County to maintain a Geographic Information System (GIS) that includes the data layers of this safety element. Continue to build the GIS with additional information as it becomes available.

Program S1-4.2 Seek from other government, academic and private organizations new data that can be used for emergency preparedness and response. Endeavor to share information with other nearby jurisdictions, news media and with private and public organizations.

Program S1-4.3 Revise the City's Emergency Plan, required by the California Emergency Services Act, according to the policies and projections in the General Plan. The City's emergency services agencies should review their responsibilities and capabilities in light of this revision, and consider the potential for over-reliance on mutual-aid agreements during disasters.

Policy S1-5 Risk Assessment

Continue investigations and programs that reduce or eliminate long-term risks. Ensure that new development in the City is designed to withstand natural and manmade hazards to acceptable levels of risk. Risk assessment activities, effectively carried out, can improve the efficiency and reduce the cost of response and recovery from disasters.

Implementation Measures:

Program S1-5.1 Structural Committee. Maintain a County-wide committee of building professionals who review City regulations, building code updates and other information in order to maintain the currency of our codes and procedures.

Program S1-5.2 Develop additional training for building and safety personnel to keep up with current knowledge.

Program S1-5.3 Revise the City's building regulations to incorporate all safety requirements called out in the General Plan. All new construction, especially public facilities, in the City should be built according to the adopted Building and Fire Codes.

Program S1-5.4 Identify structures not conforming with earthquake, fire or flood standards, and require conformance with acceptable levels of risk through programs such as structural rehabilitation, occupancy reduction, and demolition and reconstruction.

Critical Facilities

These are structures and services that provide emergency assistance after a major disaster. They include police and fire stations, schools, hospitals and roadways that are designated evacuation routes.

Policy S1-6 Critical Facilities, Recovery and Reconstruction

After a major disaster, assist public and private efforts that must be made for short-term and long-term rebuilding, the provision of housing for those displaced, resumption of services, and resumption of business and government functions. In order to make this effort effective, critical facilities must be maintained and upgraded as technology and population demands increase.

Implementation Measures:

Program S1-6.1 Provide comprehensive assistance to all agencies and organizations involved in disaster recovery through planning, engineering and funding. Maintain critical facilities for responsiveness to disasters.

Program S1-6.2 The City's Headquarters Fire Station and City Hall are located in portions of the historic Village Core that may be damaged or destroyed by natural hazards such as flooding, or more catastrophic dam failure inundation. These critical facilities should be relocated.

2. Water Hazards

OBJECTIVE S-2: Reduce damage to structures and the danger to life caused by flooding, dam failure inundation, and other water hazards.

Exposure of the public to water-related hazards can result from flooding, dam failure, and erosion.

Dam failure inundation would result from the sudden failure of a dam and the release of the impounded water. Although it is very unlikely that a large modern dam would suddenly fail, the effects of this hazard could be catastrophic. Therefore, this hazard is evaluated in this chapter.

Flood Hazards

Flooding generally occurs in response to heavy rainfall events when streams, rivers, and drainage channels overtop their banks. Flooding may also occur in low-lying areas that have poor drainage, even during moderately sized storms. Many factors can increase the severity of floods, including fires in watershed areas, the placement of structures or fill material in flood-prone areas and areas of tidal influence, and increased runoff that results from the development of impervious surfaces such as roadways and rooftops. For planning purposes, the flood event most often used to delineate areas subject to flooding is the 100-year flood. This is an event that statistically has a one percent chance of occurring in any given year. Areas within the 100-year flood plain in San Luis Obispo County are indicated in Map 5 of the Technical Background Report.

Areas of potential 100-year flooding in Arroyo Grande include portions of the creek channels that traverse the City: Canyon/Meadow Creek on the west side of the City, Corbett Canyon, Tally Ho and Arroyo Grande Creeks on the east side of the City, and Los Berros Creek in the southeastern portion of the City. Although inundation areas are generally located along creek channels, adjacent properties could be adversely affected in isolated areas. Near the convergence of Corbett Canyon and Arroyo Grande Creeks, the 100-year floodplain widens and impacts properties between Crown Terrace and Mason Streets. The floodplain along Arroyo Grande Creek also widens slightly on the north and south sides of Highway 101.

Policy S2-1 Flood Hazards

Strictly enforce flood hazard regulations both current and revised. Federal Emergency Management Agency (FEMA) regulations and other requirements for the placement of structures in flood plains shall be followed. Maintain standards for development in flood-prone and poorly drained areas.

Implementation Measures:

Standard S2-1.1 Discourage development, particularly critical facilities, in areas of high flood hazard potential. Do not allow development within areas designated as the 100-year flood plain that would obstruct flood flow or be subject to flood damage. Do not allow development which will create or worsen known flood or drainage problems.

Standard S2-1.2 Discourage single road access into areas that could be closed during floods. Additional access ways should be planned to develop areas having only one access.

Standard S2-1.3 Review development plans for construction of structures in low-lying areas, or any area which may pose a serious drainage or flooding condition. Susceptibility to damage from flooding should be determined based on the 100-year flood.

Policy S2-2 Reduce Flood Damage

Reduce flood damage in areas of the City known to be prone to flooding.

Implementation Measures:

Program S2-2.1 Inventory and reevaluate where appropriate known local flood prone areas in the City. Develop a prioritized list of proposed capital improvement projects for low-lying, flood prone areas.

Program S2-2.2 Seek funding to implement capital improvement projects for low-lying, flood prone areas.

Program S2-2.3 When reviewing proposals for potential development of water reservoirs, retention ponds, or drainage channels, require an evaluation of potential inundation areas and design proven to withstand potential seismic activity.

Dam Inundation

Dam inundation is the flooding of lands due to release of impounded water resulting from the failure or overtopping of a dam. Although the probability of this type of hazard occurring is highly unlikely, it warrants consideration in the Safety Element because there are several dams and reservoirs in San Luis Obispo County. Those areas with potential for dam inundation are indicated in Map 6 of the Technical Background Report.

Dam failures can result from a number of natural or human causes. Earthquakes, improper siting, fast rising flood waters, erosion of the dam face or foundation, and structural/construction flaws can all contribute to a dam breach and ensuing release of impounded water. Other reservoir-related flooding events have resulted from massive, fast-moving landslides that have displaced large volumes of water contained in a reservoir. Such a rapid displacement of water can cause large quantities of water to travel over the dam, resulting in downstream flooding.

The severity of downstream effects resulting from a dam failure will be directly related to the manner in which the dam fails. The failure of a dam could cause flooding, injury, loss of life, and property damage due to inundation, erosion, debris and sediment deposition. Other effects include damage to community infrastructure and interruption of public services. Health hazards from the release of sewage may also result.

Major Dams near Arroyo Grande

San Luis Obispo County Flood Control owns and operates Lopez Dam, which is located northeast of the City of Arroyo Grande. Lopez Reservoir has an approximate 51,000 acre-foot capacity. Lopez Dam is under the jurisdiction of the State of California Division of Safety of Dams who conduct periodic reviews to evaluate dam safety. In the event of complete failure of Lopez Dam, water would flow in a westerly direction following Arroyo Grande Creek, approximately 3,000 feet in each direction of the centerline of the creek channel. Water flows would pass through the City before reaching the Pacific Ocean, likely resulting in substantial impacts to life and property.

Policy S2-3 Dam Failure

Minimize the risk of, and those associated with, dam failure.

Implementation Measures:

Program S2-3.1 Work with appropriate agencies at the County, State and federal levels to assist with the inspection and maintenance of dams to minimize the risk of failure.

Program S2-3.2 Maintain a dam failure evacuation plan including responsibilities for public officials on emergency notification and evacuation instructions, including use of the emergency alert system to notify the public.

Program S2-3.3 Prohibit the development of additional critical facilities in areas of potential dam inundation areas and Program relocation of those currently in risk areas

3. Fire Safety

OBJECTIVE S-3: Reduce the threat to life, structures and the environment caused by fire.

Fires can cause significant life, property and environmental losses, and can occur in both urban and rural settings. Urban fire hazards can be influenced by a variety of factors, including building location and construction characteristics, access constraints, the storage of flammable and hazardous materials, as well as inadequate supplies of fire suppression water, and response time for fire suppression personnel. Fire-related hazards in rural areas generally result from the development of residences in hillside or other areas with dense vegetation and/or inadequate access, water supply and response time.

Fires are also an important component of the regional ecosystem. Wildlands must burn periodically to naturally maintain viable environments. Fuel maintenance (controlled burns, mowing, cattle grazing and other means) is a necessary replacement to uncontrolled wildland fires because of threats to human habitation. Development patterns in rural lands can reduce the ability to manage fuel and defend "values at risk".

The majority of Arroyo Grande is located in a generally flat valley that has been developed with urban and agricultural uses. The northern and eastern portions of the City, however, are hilly and contain parcels that are within or adjacent to grassland and forested areas. Fire protection for the structures located within these urban/wildland interface areas may be constrained by heavy fuel loads, steep slopes, limited access, and possibly limited water supplies. Specific areas of the City identified as having potential fire suppression deficiencies are listed in the Technical Background Report, while Map 7 of the Report shows Arroyo Grande as having high fire hazard potential.

Fire suppression and prevention services within Arroyo Grande are provided by the City of Arroyo Grande Fire Department. The City's only fire station, constructed in 1980, is located at 140 Traffic Way. The Fire Department is staffed by a fire chief, additional full-time supervisory staff and volunteer fire fighting crews. The most apparent fire hazards are generally associated with the urban/wildland interface areas of the City. City Ordinance 472 adopted the 1994 Edition of the Uniform Fire Code, with several amendments.

Policy S3-1 Pre-Fire Management

New development should be designed and constructed to minimize fire hazards, with special attention given to fuel management, adequate water supply for suppression and improved access in higher fire risk areas.

Implementation Measures:

Program S3-1.1 Identify high value and high risk areas, including urban/wildlife interface areas, and develop mitigation efforts to reduce the threat of fire.

Program S3-1.2 Require that fire safety personnel review the design of new subdivisions in high and very high fire hazard areas and require the clustering of lots or buildings as appropriate, in addition to the maintenance of defensible space around all structures and vegetation management programs.

Program S3-1.3 Require fire resistant material to be used for building construction in fire hazard areas. Require the installation of smoke detectors in all new residences.

Policy S3-2 Facilities, Equipment and Personnel

Ensure that adequate facilities, equipment and personnel are available to meet the demands of fire fighting in the City of Arroyo Grande.

Implementation Measures:

Program S3-2.1 Evaluate population and settlement patterns, incident trends and values at risk every five years to determine where facilities, equipment and staff need augmentation.

Program S3-2.2 Evaluate fire flow capacities and deficiencies, in relation to ISO ratings, and develop alternative remedies, if necessary.

Program S3-2.3 Cooperate with other adjoining jurisdictions including County/CDF, Pismo Beach and Grover Beach to plan for future equipment, communication systems, station and personnel requirements. The City's Fire Department is responsible for fleet management, ensuring that future vehicle needs are identified; replacement schedules and funding mechanisms are established; maintenance and rotation schedules are developed and met. The Fire Department is responsible for communicating its needs to the City Council and the City Managers office.

Policy S3-3 Readiness and Response

Maintain and improve the Fire Department's ability to respond to emergency calls and suppress fires throughout the City within a maximum response time of six (6) minutes.

Implementation Measures:

Program S3-3.1 Prepare and work to achieve a maximum of six (6) minutes response time goal. This maximum response time will be based upon density of development, and the value at risk contrasted with an acceptable level of risk. More concentrated urban uses should be within four (4) minutes response time.

Standard S3-3.2 Train staff and volunteer fire fighters to a level appropriate to their position and responsibilities; provide emergency medical care training and job-required specialized training; maintain and enhance training materials and instruction techniques; and provide educational incentives for all personnel.

Program S3-3.3 Work to continually improve information resources about the location of fire hazard areas response constraints and resources and other values at risk within them.

Policy S3-4 Loss Prevention

Improve structures and other values at risk to reduce the impact of fire. Regulations should be developed to improve the defensible area surrounding habitation, particularly in high risk urban/wildland interface areas or other areas with access or water supply deficiencies or beyond 6-minute response time.

Implementation Measures:

Program S3-4.1 Inform homeowners of the dangers and appropriate responses to fire and ways to prevent loss. Continue to promote the efforts of the Fire Safe Council.

Standard S3-4.2 Require a "defensible space" around structures and values at risk, able to provide fire fighter with enough room to defend structures and maneuver. Review of development plans by fire safety personnel to assure adequacy of access for equipment, water supplies, construction standards, and vegetation clearance.

Program S3-4.3 Coordinate with Public Works to ensure that sufficient water supplies are available for protection of structures, and encourage built-in fire suppression systems such as sprinklers, particularly in high risk or hi value areas.

4. Geologic & Seismic Hazards

OBJECTIVE S-4: Minimize the potential for loss of life and property resulting from geologic and seismic hazards

Geologic conditions define the stability of the ground below a site, and how that site will respond to the natural forces of earthquakes and weather. The frequency and strength of earthquakes will depend on the activity, number and type of faults that pass through or can influence a particular region. Geologic and seismic conditions are characterized to help assess the vulnerability of development to seismic and geologic hazards.

Seismic Hazards

Arroyo Grande is located in a geologically complex and seismically active region. Seismic, or earthquake-related, hazards have the potential to result in significant public safety risks and widespread property damage. Two of the direct effects of an earthquake that are required to be considered as part of the Safety Element include the rupture of the ground surface along the trend or location of a fault, and ground shaking that results from fault movement. Other geologic hazards that may occur in response to an earthquake include liquefaction, seismic settlement, and landslide. Other hazards, such as slope failure, flooding from a dam failure, fires, and structural hazards that may be related to earthquakes, are evaluated in separate sections of the Safety Element.

Fault Rupture Hazards

Fault rupture refers to displacement of the ground surface along a fault trace. Rupture of the ground surface along a fault trace typically occurs during earthquakes of approximately magnitude 5 or greater. Fault rupture can endanger life and property if structures or lifeline facilities are constructed on, or cross over, a fault. Fault rupture tends to occur along or within a zone of linear traces of previous ruptures that define the fault zone, and as sympathetic movement on adjacent or intersecting faults.

The Wilmar Avenue fault is a potentially active fault adjacent to the City of Arroyo Grande. The Wilmar Avenue fault is exposed in a sea cliff in Pismo Beach, and the buried trace of the fault is inferred to strike northwest-southeast parallel and adjacent to Highway 101 beneath portions of Arroyo Grande. This potentially active fault poses a moderate potential fault rupture hazard to the City.

Additionally, the inactive Pismo fault underlies portions of Arroyo Grande. However, this inactive fault poses a very low potential fault rupture hazard to the City. Further studies to evaluate the activity of the faults are warranted, prior to placing structures near the mapped fault traces. Map 2 of the Technical Background Report shows the fault hazards in San Luis Obispo County.

Policy S4-1 Fault Information

Information on faults and geologic hazards in the City should continue to be updated. The City will enforce the General Plan and applicable building codes that require developments, structures, and public facilities to address geologic and seismic hazards through the preparation and approval of geotechnical and geologic reports.

Program S4-1.1 The City may require applicants to provide documentation (reports, technical documents, and plans) be reviewed by an independent consultant licensed with the State of California to practice in their area of expertise. In such cases, the independent consultant should review and render an opinion as to whether the documents were prepared in accordance with standard practices, applicable codes and regulations pertaining to geologic hazards.

Policy S4-2 Fault Rupture Hazards

Locate new development away from active and potentially active faults to reduce damage from fault rupture. Enforce applicable regulations of the Alquist-Priolo Earthquake Fault Zoning Act pertaining to fault zones to avoid development on active faults.

Implementation Measures:

Program S4-2.1 Require geologic studies to be performed, based on the Alquist-Priolo Earthquake Fault Zoning Act, so that habitable structures and essential facilities will be sited away from active and potentially active faults.

Groundshaking Hazards

Groundshaking refers to the motion that occurs in response to local and regional earthquakes, and can endanger life and safety due to damage or collapse of structures or lifeline facilities. Uniform Building Code requirements set forth the minimum design and construction standards for structures to resist seismic forces. These building codes are typically updated every three years to reflect a progressive review of the performance of structures and lifelines (pipelines, roads, etc.) that have been subject to or damaged by earthquakes in the past.

The City of Arroyo Grande is near a number of active and potentially active faults capable of producing strong ground motion in response to seismic events, including Wilmar Avenue, Blind Thrust Point San Luis, Los Osos, Pecho, Hosgri, Casmalia, La Panza, and San Andreas faults. Table 4-9 in the Technical Background Report describes the sources of groundshaking in the vicinity of Arroyo Grande. With a high probability for producing a major earthquake in the near future, the San Andreas fault and offshore Hosgri faults present the most likely groundshaking to the City. Portions of Arroyo Grande that are underlain by layers of unconsolidated, recent alluvial soil material have an increased risk of experiencing the damaging effects of groundshaking.

Hazards from Unreinforced Masonry Buildings

In a strong earthquake, any type of structure may experience some level of damage resulting from ground shaking. Some types of construction materials generally perform better in earthquakes than others, and almost any material can be designed in such a manner so as to be safe during an earthquake. Buildings made of unreinforced masonry, however, typically provide little earthquake resistance. To address public safety risks posed by unreinforced masonry buildings, the California Legislature passed Senate Bill 547 in 1987. This bill required local jurisdictions to identify unreinforced masonry buildings, and to develop a program to mitigate potentially hazardous structures.

To comply with SB 547, the City adopted the Uniform Code for Building Conservation. Surveys identified few unreinforced masonry buildings requiring modifications to meet earthquake resistance structural standards, most of which were located in the Village Area. The City worked closely with property owners, and through voluntary measures, minimum earthquake resistance improvements were made to all but one building.

Policy S4-3 Unreinforced Masonry Buildings

Reduce the danger to people and property from unreinforced masonry buildings.

Implementation Measure:

Program S4-3.1 Continue to identify local unreinforced masonry buildings and require reinforcement through enforcement of applicable design standards. Maintain the list of unreinforced masonry buildings.

Policy S4-4 Reduce Seismic Hazards

Enforce applicable building codes relating to the seismic design of structures to reduce the potential for loss of life and reduce the amount of property damage. (Also See S4-3 regarding Unreinforced Masonry Buildings)

Implementation Measures:

Program S4-4.1 Prohibit the construction of development directly astride known active or potentially active fault zones.

Program S4-4.2 Enforce applicable building code regulations pertaining to the design of structures and grading relative to seismic hazards.

Program S4-4.3 Review, amend, and adopt new Uniform Building Code requirements, when necessary, to promote the use of updated design standards.

Program S4-4.4 Encourage investigations to improve the existing characterizations of faults in areas of existing or proposed development, and their potential to generate damaging earthquakes, for the purpose of assisting in the design of structures to resist seismic loads. Implement appropriate design standards and building codes that address local seismic conditions.

Liquefaction and Seismic Settlement

Liquefaction is the sudden loss of soil strength due to a rapid increase in soil pore water pressures resulting from groundshaking during an earthquake. Seismic settlement is the reduction of volume within a saturated or unsaturated soil mass due to groundshaking during a seismic event. Seismic settlement may occur simultaneously or independent of liquefaction. Liquefaction potential, and its potential to present a hazard, can only be assessed through site-specific studies and subsurface exploration. Map 3 of the Technical Background Report identifies areas within San Luis Obispo County having high liquefaction potential. The currently adopted Uniform Building Code requires that the potential for liquefaction be assessed for the design of all structures.

The magnitude and duration of groundshaking are also important factors in causing liquefaction to occur. The larger the earthquake magnitude, and the longer the duration of strong groundshaking, the greater the potential for liquefaction to occur in an area that is susceptible to the hazard. The areas most likely to be vulnerable to liquefaction are underlain by younger alluvium where groundwater and granular sediments are both present. Areas potentially underlain by liquefiable alluvium are low lying lands adjacent to rivers, creeks, beaches, and estuaries.

The portions of the City with high liquefaction potential are those areas underlain by younger alluvium (Qa), which includes most of the low-lying downtown areas south of Branch Street and along Grand Avenue. Higher elevation at the west end of the City, and north of Highway 101 and Branch Street, are underlain by older Quaternary sediments comprised of sand dune deposits (Qos) and the Paso Robles Formation (QTp) that have moderate liquefaction potential. Site specific studies are needed to evaluate if a geologic unit actually contains potentially liquefiable materials, and if they require mitigation for development.

Policy S4-5 Liquefaction and Seismic Settlement

Require design professionals to evaluate the potential for liquefaction or seismic settlement to impact structures in accordance with the currently adopted Uniform Building Code.

Implementation Measures:

Program S4-5.1 Enforce current building code requirements that require the potential for liquefaction to be addressed in the design of structures. Discourage the construction of critical facilities in areas of potential liquefaction.

Program S4-5.2 Require geotechnical studies to be performed for habitable or important structures (as defined by the building code) sited in areas having a medium to high potential. The geotechnical study should evaluate the potential for liquefaction and/or seismic related settlement to impact the development, and mitigation to reduce these potential impacts, if needed.

Slope Instability and Landslides

Landslides and slope instability can occur as a result of wet weather, weak soils, improper grading, improper drainage, steep slopes, adverse geologic structure, earthquakes, or a combination of these factors. Slope instability can occur in the form of creep, slumps, large progressive translation or rotational failures, rockfall, debris flows, or erosion. Landslides can result in damage to property and cause buildings to become unsafe either due to distress or collapse during sudden or gradual slope movement. Structures constructed in steep terrain, possibly on stable ground, may also experience landslide hazards if they are sited in the path of potential mud flows or rockfall hazards.

A majority of the existing development in Arroyo Grande is located on gently inclined alluvial valley sediments, which has low to very low potential for slope stability hazards. However, the residences located on the hilly terrain north of Branch Street have greater potential for landslide activity. Additionally, there are relatively steep hillsides and canyons adjacent to the City and as development moves into those areas, there could be even greater potential for slope stability related concerns. A thorough geologic/geotechnical study should be prepared prior to development in hillsides and other high landslide hazard areas, as mandated by the City's adopted version of the Uniform Building Code. Areas of potential landslide hazards in San Luis Obispo County are indicated in Map 4 of the Technical Background Report.

Policy S4-6 Slope Instability

Avoid development in areas of known slope instability or high landslide risk when possible, and continue to encourage that developments on sloping ground use design and construction techniques appropriate for those areas. The City acknowledges that areas of known landslide activity are generally not suitable for residential development.

Implementation Measures:

Program S4-6.1 For developments in areas of known slope instability, landslides, or slopes steeper than 20 percent, the stability of slopes shall be addressed by registered professionals practicing in their respective fields of expertise. For subdivisions, such studies should be performed prior to delineating lot lines and building envelopes.

Program S4-6.2 Do not permit new development in areas of known landslide activity unless development plans indicate that the hazard can be reduced to a less than significant level prior to beginning development. Do not permit expansion to existing structures or developments in areas of known landslide activity except when it will reduce the potential for loss of life and property.

Program S4-6.3 Require development proposals to mitigate the impacts that their projects contribute to landslides and slope instability hazards on neighboring property, and appurtenant structures, utilities, and roads.

Program S4-6.4 Require slope stability evaluations for developments in areas of moderate or higher landslide risk. Require certification of the proposed building site stability to the adverse effects of rain and earthquakes prior to the issuance of building permits.

5. Other Hazards

OBJECTIVE S-5: Reduce the potential for harm to individuals and damage to the environment from radiation hazards, hazardous materials, electromagnetic fields, radon, and hazardous trees.

Radiation Hazards

The Diablo Canyon Power Plant is the primary radiation hazard risk in the region. An uncontrolled release of radioactive material would have the potential to result in significant health and safety impacts. To prepare for potential emergency situations that might develop at the power plant, extensive warning, reporting, and response plans have been developed. Updated information regarding the Emergency Response Plan is distributed to the public each year. Additional potential radiation hazards include low-level radioactive waste from medical facilities and elsewhere. The hauling, handling and disposal of these materials are governed by comprehensive regulations.

Policy S5-1 Radiation Hazards

Maintain a high level of emergency preparedness and information about radiation hazards.

Implementation Measures:

Program S5-1.1 Work with PG&E to review and update information about emergency preparedness and evacuations related to radiation hazards.

Program S5-1.2 Review the City's *Emergency Plan* in anticipation of emergency services which may be required under mutual aid agreements in the event of a radiological accident at the Diablo Canyon Power Plant. Attention should also be given to potential radiological spills during the transportation of radioactive fuel to and from the Diablo Canyon Plant. If evacuation programs are determined inadequate, alternative measures shall be considered.

Hazardous Materials

Due to the quantity and frequency with which hazardous materials are shipped through the region, transportation-related accidents pose the most significant hazardous material risk to City residents. Highway 101 runs through the center of Arroyo Grande and is considered a major transportation route for the shipping of hazardous materials. A major release of hazardous materials on this Highway would have the potential to expose a significant portion of the City's population to health and safety hazards. In addition, potential exposure of the public to hazardous materials can result from the numerous oil, fuel and natural gas pipelines located in the City. Agricultural and household use of hazardous materials also has the potential to result in their release into the environment.

Policy S5-2 Hazardous Materials

Reduce the potential for exposure to humans and the environment by hazardous substances, and develop information programs consistent with "Community Right to Know" laws.

Implementation Measures:

Program S5-2.1 Review commercial development projects which use, store, or transport hazardous materials to ensure necessary measures are taken to protect public health and safety.

Program S5-2.2 Work with Caltrans to require all transport of hazardous materials to follow Caltrans approved routes, with all necessary safety precautions taken to prevent hazardous materials spills.

Program S5-2.3 Sponsor periodic information or educational programs to inform residents along approved haul routes of the potential for hazard release. Develop alternate evacuation routes in case of a spill.

Program S5-2.4 Develop information programs consistent with "Community Right to Know" laws.

Electromagnetic Fields [EMF]

The transmission of electricity and the use of electrical appliances result in the creation of electromagnetic fields. At this time, the evidence of potential health hazards from the delivery and usage of electric power is incomplete and inconclusive. Until the necessary information is available to make informed decisions about possible health effects resulting from the long-term exposure to electromagnetic fields, individuals and local jurisdictions may wish to consider adopting an avoidance strategy which keeps residences and workplaces away from high tension lines. Such a strategy includes adopting measures to avoid electromagnetic field exposures when it is reasonable, practical, relatively inexpensive, and simple to do so.

Policy S5-3 EMF

Reduce the potential for health hazards from electromagnetic fields.

Implementation Measures:

Program S5-3.1 Maintain a prudent avoidance strategy relative to high voltage transmission lines. EMF standards established by the California Energy Commission and Public Utilities Commission (if any) should be applied.

Program S5-3.2 Continue to monitor the information available regarding EMF hazards.

Program S5-3.3 When practicable; keep higher density development away from large transmission lines.

Radon

Radon is a naturally occurring gas produced by the breakdown of uranium in soil, rock, and water. Accumulations of this gas inside structures can become a significant health hazard because radon is known to cause lung cancer. The threat of radon is very low in a well-ventilated structure. Basements, which are rare in this region, are common problem areas.

Policy S5-4 Radon

Reduce the potential for health hazards from radon through education.

Implementation Measure:

Program S5-4.1 Sponsor periodic information and education programs to inform the citizens of Arroyo Grande where the high radon risk areas are and how to prevent problems.

Hazardous Trees

Pine pitch canker is threatening the health of pine trees throughout the region. This disease can result in the death of a pine tree in a relatively short period of time. If an infected tree is not properly removed, it can spread the disease. The tree may also become a safety hazard if it becomes uprooted and falls during a storm. Other trees become hazards because of their age or from storms.

Policy S5-5 Hazardous Trees

Reduce the danger to people and property from trees that are weakened and susceptible to falling or limb loss during storms by requiring removal.

Implementation Measure:

Program S5-5.1 Identify and remove trees within the City that pose potential hazards, paying particular attention to trees in roadways and pedestrian/bicycle paths.

Objectives and Policies
Noise Standards
Land Use Compatibility/Noise Sensitive Uses
Transportation and Stationary Noise Mitigation
Implementation Measures

NOISE ELEMENT
Adopted by City Council, October 9, 2001

NOISE ELEMENT

OBJECTIVES AND POLICIES

Noise Standards

- N1.** *To protect the citizens of Arroyo Grande from the harmful and annoying effects of exposure to excessive noise.*

Policy N1-1 The noise standards of this Element represent maximum acceptable noise levels. New development should minimize noise exposure and noise generation.

- N1-1.1** Figure N-1 shows the ranges of noise exposure from transportation noise sources which are considered to be acceptable, conditionally acceptable or unacceptable for the development of different land uses. Figure N-1 is used to determine whether mitigation is needed for development and land uses near major transportation noise sources.

**FIGURE N-1
LAND USE COMPATIBILITY FOR NEW DEVELOPMENT
NEAR TRANSPORTATION NOISE SOURCES**

LAND USE	COMMUNITY NOISE EXPOSURE LDN OR CNEL, dB						
	50	55	60	65	70	75	80
RESIDENTIAL, THEATERS, AUDITORIUMS, MUSIC HALLS	AAAA	AAAA	CCCC	CCCC		UUUU	UUUU
TRANSIENT LODGING-MOTELS, HOTELS, B & B's, RV PARKS & CAMPGROUNDS	AAAA	AAAA	CCCC	CCCC	CCCC	UUUU	UUUU
SCHOOLS, LIBRARIES, MUSEUMS, HOSPITALS, NURSING HOMES, MEETING HALLS, CHURCHES, PRE- SCHOOL, CHILD CARE FACILITIES	AAAA	AAAA	CCCC	CCCC	CCCC	UUUU	UUUU
PLAYGROUNDS, PARKS	AAAA	AAAA	AAAA	AAAA	CCCC	UUUU	UUUU
OFFICES	AAAA	AAAA	CCCC	CCCC	CCCC	UUUU	UUUU

INTERPRETATION

AAAA = ACCEPTABLE
Specified land use is satisfactory.
No noise mitigation measures are
required.

CCCC = CONDITIONALLY ACCEPTABLE
Use should be permitted only after
careful study & inclusion of protective
Measures as needed to satisfy the policies
of the Noise Element.

UUUU = UNACCEPTABLE
Development is usually not
feasible in accordance with
the goals of the Noise
Element

- N1-1.2 In areas where the noise environment is acceptable, new development may be permitted without requiring noise mitigation.
- N1-1.3 For areas where the noise environment is conditionally acceptable, new development should be allowed only after noise mitigation has been incorporated into the design of the project to reduce noise exposure to the levels specified by the policies listed below.
- N1-1.4 For areas where the noise environment is unacceptable, new development in compliance with the policies of the Noise Element is usually not feasible.

Policy N1-2 New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dB L_{dn} or CNEL (70 L_{dn}/CNEL for playgrounds and neighborhood parks) unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to or below the levels specified for given land use in Table N-1.

**TABLE N-1
MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES**

Land Use	<u>Outdoor Activity Areas¹</u>	<u>Interior Spaces</u>	
	L _{dn} /CNEL, dB	L _{dn} /CNEL, dB	L _{sq1/2} dB
Residential	60 ³	45	--
Transient Lodging	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls, Office Buildings	60 ³	--	45
Restaurants ⁴	60 ³	45	--
Schools, Libraries, Museums, Preschools, Child Care Facilities	--	--	45
Playgrounds (including school playgrounds)	70	--	--

¹ Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

² As determined for a typical worst-case hour during periods of use.

³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

⁴ Restaurants included with or without outdoor dining or entertainment and/or drive-up windows.

Land Use Compatibility/Noise Sensitive Uses

N2. *To protect the economic base of Arroyo Grande by preventing incompatible land uses from encroaching upon existing or planned excessive noise-producing uses and traffic.*

N3. *To preserve the tranquility of residential areas by preventing the encroachment of excessive noise-producing uses and traffic.*

Policy N2 & 3-1 Noise created by intrusive noise source shall be regulated to prevent excessive nuisance noise.

Policy N2 & 3-2 Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table N-1 within the outdoor activity areas and interior spaces of existing noise sensitive land uses.

Policy N2 & 3-3 New development of noise-sensitive land uses shall not be permitted where the noise level due to existing stationary noise sources will exceed the noise level standards of Table N-2 unless effective noise mitigation measures have been incorporated into the design of the development to reduce noise exposure to or below the levels specified in Table N-2.

TABLE N-2
MAXIMUM ALLOWABLE NOISE EXPOSURE
STATIONARY NOISE SOURCES¹

	Daytime (7a.m. to 10p.m.)	Nighttime ² (10p.m. to 7a.m.)
Hourly Leq, dB ³	50	45
Maximum level, dB ³	70	65
Maximum level, dB-Impulsive Noise ⁴	65	60

¹As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures. Where the noise-sensitive land uses are parks or playgrounds, add ten (10) decibels to the noise level standards in this table.

² "Applies only where the receiving land use operates or is occupied during nighttime hours".

³ Sound level measurements shall be made with slow meter response.

⁴ Sound level measurements shall be made with fast meter response.

Policy N3-3.1 Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modifications that may increase noise levels shall be mitigated so as not to exceed the noise level standards of Table N-2 on lands designated for noise-sensitive uses.

Policy N3-3.2 This policy does not apply to noise levels associated with agricultural operations.

Transportation and Stationary Noise Mitigation

N4. *To educate the residents of Arroyo Grande concerning the methods available for minimizing exposure to excessive noise.*

N5. *To avoid or reduce noise impacts through site planning and project design, giving second preference to the use of noise barriers and/or structural modifications to buildings containing noise-sensitive land uses.*

Policy N4&5-1 The city should require noise mitigation measures where existing noise levels produce significant noise impacts to noise-sensitive land uses or where new developments may result in cumulative increases of noise upon noise-sensitive land uses.

Policy N4&5-2 New public and private development proposals shall be reviewed to determine conformance with the policies of this Noise Element

When mitigation must be applied to satisfy the policies of the Noise Element the following priorities for mitigation shall be observed, where feasible:

First: Setbacks/open space separation

Second: Site layout/orientation/shielding of noise-sensitive uses with non-noise-sensitive uses

Third: Construction of earthen berms

Fourth: Structural measures: acoustical treatment of buildings and noise barriers constructed of concrete, wood or materials other than earth

Policy N4&5-3 Where the development of a project subject to discretionary approval may result in land uses being exposed to existing or projected future noise levels exceeding the levels specified by the policies in the Noise Element, the City shall require an acoustical analysis as part of the environmental review under CEQA at the time the application is accepted for processing. For development not subject to discretionary approval and/or environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit.

N4&5-3.1 At the discretion of the City, the requirement for an acoustical analysis may be waived provided that all of the following conditions are met:

Outdoor Activity Areas

- a) The development is for less than five single-family dwellings or for office buildings, churches or meeting halls having a total gross floor area less than 10,000 square feet.
- b) The noise source in question consists of a single roadway or railway for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source, or when the noise source consists of multiple transportation noise sources.
- c) The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas (other than playgrounds and parks) does not exceed 65 dB L_{dn} (or CNEL) prior to mitigation. For playgrounds and parks, the existing or projected future noise exposure may not exceed 75 dB L_{dn} (or CNEL) prior to mitigation.
- d) The topography in the project area is flat, and the noise source and receiving land use are at the same grade.

N4&5-3.2 Interior Spaces

- a) Required Noise Level Reduction (NLR) is equal to or less than 30 dB.
- b) The development is for less than five single-family dwellings or for offices, churches, meeting halls with less than 10,000 sq.ft. floor area.
- c) Noise source in question consists of a single roadway for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source is a stationary noise source or consists of multiple transportation noise sources.

N4&5-3.3 General

Effective noise mitigation, as determined by the City is incorporated into the project design to reduce noise exposure to the levels specified in Tables N-1 or N-2. Such measures may include the use of building setbacks, building orientation, noise barriers and the standard noise mitigation packages contained within the Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.

Implementation Measures:

- N1-1 If the Community Development Director determines that a noise-sensitive land use may be exposed to potential noise levels that exceed the standards of the Noise Element, an acoustical analysis shall be required.

- N1-2 Where mitigation of existing noise levels in accordance with the policies and standards of this Noise Element is not feasible, the City Council may reduce or waive the applicable policies and standards to the degree needed to allow reasonable use of property, provided noise levels are mitigated to the maximum extent possible.
- N1-3 Where mitigation of noise levels from a proposed development project in accordance with policies and standards of this element cannot be achieved, the City Council may require a reduction in proposed uses relative to size, scale, and intensity. If excessive noise levels cannot be mitigated, the project shall be denied. In instances where mitigation measures will reasonably reduce noise levels near the required standard, the City Council may be flexible in its evaluation of Policies and Standards. This shall be done on a case-by-case basis.
- N2-1 Procedures shall be developed and employed to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the development review and building permit processes.
- N2-3 The City shall enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).
- N2-4 The City shall request the California Highway Patrol, the County Sheriff and City police department to actively enforce the California Vehicle Code sections relating to adequate vehicle mufflers and modified exhaust systems.
- N3-1 The City shall purchase new equipment and vehicles only if they comply with noise level performance standards based upon the best available noise reduction technology. Alternatives to the use of existing noisy equipment, such as leaf blowers, shall be pursued.
- N3-2 The City shall periodically review and update the Noise Element to ensure that noise exposure information and specific policies are consistent with changing conditions within the City and with noise control regulations or policies enacted after the adoption of this element.
- N4-1 The City shall make the Acoustical Design Manual available to the public so that the public can incorporate noise reduction measures into private projects consistent with the goals and policies of this Noise Element.
- N5-1 The City shall consider one or more of the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses or where cumulative increase in noise levels resulting from new development significantly impact noise-sensitive land uses:
- a. Rerouting traffic onto streets that have low traffic volumes or onto streets that do not adjoin noise-sensitive land uses.
 - b. Rerouting trucks onto streets that do not adjoin noise-sensitive land uses.
 - c. Construction of noise barriers.
 - d. Lowering speed limits.

- e. Acoustical treatment of buildings.
- f. Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment of developer fees.

N5-2 The City shall consider adoption of a noise ordinance that provides guidelines under which intrusive noise sources would be regulated.

Introduction
Objectives, Policies and Implementation Measures
 Community Image Enhancement
 Light Manufacturing
 Agriculture
 Retail/Commercial
 Tourism
 Housing
 Development Process

ECONOMIC DEVELOPMENT ELEMENT

Adopted by City Council, October 9, 2001

ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

In addition to the City's business retention and expansion program, the City Council's adopted Economic Development Strategy addresses supporting businesses proposing appropriate projects within the scope of the General Plan.

The Economic Development Strategy engages and is consistent with previous work conducted by the Chamber of Commerce and several City-initiated studies including the following:

Economic Opportunities Analysis Final Report (Applied Development Economics)

Approved October 31, 1995

Business Development Marketing Strategy (Applied Development Economics)

Approved January 13, 1998

Redevelopment Plan Implementation Strategy (Urban Futures, Inc.)

Adopted June 8, 1999

Home Based Business Plan (Applied Development Economics)

Approved January 25, 2000

Current Employment Composition –

The San Luis Obispo Council of Governments 1999 Regional Profile states that an estimated annual average employment by industry in the San Luis Obispo Region includes 75% of the county's workforce employed in the areas of Government, Trade, and Services. Retail Trade alone constitutes 21.2% of the County workforce. More specifically, in 1999, San Luis Obispo County estimated an annual average employment by industry as follows:

Government	25%
Trade	25%
Services	24%
Manufacturing	8%
Finance, Insurance, and Real Estate	5%
Construction and Mining	5%
Transportation and Public Utilities	5%
Farming	3%
TOTAL	100%

According to the California Employment Development Department, Arroyo Grande's labor force in April 1999 was 7,190 with 6,950 employed and 240 people unemployed (a rate of 3.4%). Arroyo Grande's percentage of the countywide employment base was 6.6%. Resident population in the City of Arroyo Grande represents 6.5% of the County's total population. Despite this apparent "jobs-housing balance", Arroyo Grande is often referred to as a "bedroom" community since many residents commute to neighboring San Luis Obispo or Santa Maria for employment opportunities.

Creating a balanced economic image for the City is outlined in the Economic Development Strategy. First and foremost, the existing job base needs to be nurtured and protected. In addition to the business retention and expansion program, the City of Arroyo Grande needs to

provide additional "base level" jobs for its residents, keeping in mind that the companies need to meet the community's needs. It is important to recognize the difference between "base level" and "support level" jobs. Base level jobs bring dollars into the area, while support level jobs circulate the dollars already within the community. Base level jobs import dollars into the City's economy while support level jobs keep those dollars from being exported.

OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES

COMMUNITY IMAGE ENHANCEMENT

OBJECTIVE **ED1 Create an economic development marketing program to enhance the City's balanced image and implement the Redevelopment Plan Implementation Strategy**

POLICIES

ED1-1 Develop a long range, comprehensive marketing program to promote the City, consistent with the City's Redevelopment Plan Implementation Strategy and the Home-Based Business Development Plan

ED1-2 Create a balanced economic image for the City of Arroyo Grande

ED1-3 Encourage investment and create an awareness of local business opportunities within the Redevelopment Project Areas

ED1-4 Promote awareness of pending improvements and plans for community development in cooperation with other City departments

IMPLEMENTATION MEASURES

ED1-1.1 Prepare an annual marketing program consistent with the long-range, comprehensive marketing program

ED1-1.2 Implement community signage and landscaping design program as outlined in the Redevelopment Plan Implementation Strategy

ED1-1.3 Develop coordinated promotional marketing materials for the City and the Redevelopment Agency, including advertising, utilizing the Internet

ED1-1.4 Leverage limited marketing dollars with the Economic Vitality Corporation (EVC) of San Luis Obispo County, the Central Coast Marketing Team, and the California Trade and Commerce Agency's "Team California" to increase the visibility of the City's Economic Development and Redevelopment Programs

ED1-1.5 Cultivate community pride and participation by local residents and businesses

ED1-1.6 Conduct, promote, and encourage training workshops through the Arroyo Grande Valley Chamber of Commerce, the San Luis Obispo County/Santa Barbara County Small Business Development Center, and the Cuesta College Institute for Professional Development

ED1-1.7 Continue implementing community outreach program including active participation with the Arroyo Grande Valley Chamber of Commerce, the Village Improvement Association, and local service clubs

ED1-1.8 Promote the Economic Vitality Corporation's Revolving Loan Fund and Micro-loan programs to Arroyo Grande businesses

ED1-1.9 Collaborate with support organizations that contribute to the economic well-being of Arroyo Grande, including, but not limited to, the Arroyo Grande Chamber of Commerce, Edna Valley/Arroyo Grande Valley Vintners Association, Economic Vitality Corporation, Cal Poly, Cuesta College, California Association for Local Economic Development, California Downtown Association, International Council for Shopping Centers, American Economic Development Council, the California Redevelopment Association, and the UCSB Economic Forecast Project

OFFICE, MIXED USES, AND LIGHT MANUFACTURING

OBJECTIVE **ED2 Enhance business retention and expansion consistent with the General Plan Land Use Policies to promote and enhance baseline job opportunities within the City for local residents**

POLICIES ED2-1 Encourage adequate infrastructure to support business expansions and new development

ED2-2 Continue outreach and networking with industry groups, real estate brokers, developers, and others including accountants, lenders, and attorneys to promote and enhance baseline job opportunities within the City for local residents

ED2-3 Encourage City Council/Planning Commission to identify areas in the General Plan with opportunities for retaining and expanding businesses

ED2-4 Continue to balance economic goals with strong policies and programs that promote and maintain the community's environment, quality of life, and rural character

**IMPLEMENTATION
MEASURES**

ED2-1.1 Assist the City's small business community in retaining and expanding businesses

ED2-1.2 Implement the Economic Vitality Corporation of San Luis Obispo County's Business Retention and Expansion Program and review the findings of the business trends to develop programs and policies appropriate for Arroyo Grande

ED2-1.3 Continue to coordinate "one-stop" development-related staff meetings with businesses prior to submission of any formal applications to City

ED2-1.4 Encourage real estate brokers to share building/land availability data with Economic Development Department staff

ED2-1.5 Implement elements of the Home-Based Business Development Plan at appropriate levels, based on needs of home-based business owners

ED2-1.6 Provide pertinent information on business development opportunities in Arroyo Grande to business owners, property owners, tenants, site locators, and other agencies

ED2-1.7 Identify workforce training services and programs at Lucia Mar Unified School District, (including School to Career i.e., work experience, R.O.P.), Cuesta College's Institute for Professional Development, the Small Business Development Center, the Employment Development Department, and the Private Industry Council

ED2-1.8 Encourage business participation in the General Plan Update process

AGRICULTURE

OBJECTIVE

ED3 Encourage and support the retention and expansion of Agriculture business activities

POLICIES

ED3-1 Encourage adequate support services and resources to maintain economically viable commercial agriculture

ED3-2 Recognize and investigate value-added agricultural opportunities

IMPLEMENTATION
MEASURES

ED3-1.1 Collaborate with the San Luis Obispo County Farm Bureau, the University of California Cooperative Extension, the Edna Valley/Arroyo Grande Valley Vintners Association, the Economic Vitality Corporation, and other organizations to develop and implement agricultural opportunities that enhance the economic viability of the City and region (i.e. "agri-tourism")

ED3-1.2 Work with the San Luis Obispo County Farm Bureau, the Edna Valley/Arroyo Grande Vintners Association, and other organizations in promoting value-added agricultural opportunities

RETAIL/COMMERCIAL

OBJECTIVE **ED4 Protect and promote the overall commercial service and retail business sectors of the local economy**

POLICIES

ED4-1 Promote local patronage and strong performance in satisfying local demand for goods and services and the creation of additional jobs

ED4-2 Continue to enhance and increase the retail utilization of the East Grand Avenue Corridor, the Village Core, Traffic Way, and El Camino Mixed Use corridors consistent with the Redevelopment Plan Implementation Strategy

ED4-3 Implement the revitalization and rehabilitation programs as outlined in the Redevelopment Plan Implementation Strategy

ED4-4 Maintain and enhance the Village Core as a focal point for civic and tourist activities

ED4-5 Promote a pro-retail and hospitality program

IMPLEMENTATION
MEASURES

ED4-1.1 Assist the City's small business community in retaining and expanding businesses

ED4-1.2 Work with other City departments to ensure comprehensive design guidelines pertaining to both public and private improvements, including, but not limited to, building façade restoration, landscaping, street furniture installation, undergrounding of utilities, and the development of useable parking facilities

ED4-1.3 Assist in the voluntary formation of a Business Improvement District, a legal entity, as outlined in the Redevelopment Plan Implementation Strategy

ED4-1.4 Incorporate City's Capital Improvement Program to include infrastructure projects, including major street reconstruction, storm drain and sewer improvement, water capacity improvements, underground utility projects, public parking improvements, improvements to park facilities, recreation areas, community facilities, and other public buildings

ED4-1.5 Work with the Village Improvement Association to preserve its historic function as the City's commercial and cultural center

ED4-1.6 As detailed in the Redevelopment Plan Implementation Strategy, encourage the private sector to develop new retail, office, and hospitality facilities within the Principal Improvement Areas to expand and diversify the City's economy

ED4-2.1 While remaining open to development opportunities elsewhere in the Redevelopment Project Area, focused redevelopment activities should be targeted to the aforementioned improvement zones

TOURISM

OBJECTIVE **ED5 Develop a strategy in the City that promotes the importance of tourism**

POLICIES ED5-1 Become an active participant in the San Luis Obispo Countywide tourism programs

ED5-2 Initiate and enhance special events and promote and increase those events and sites that are economically viable to residents and visitors alike

ED5-3 Capitalize on redevelopment and other development opportunities to promote destination-oriented lodging facilities

**IMPLEMENTATION
MEASURES**

ED5-1.1 Financially support the San Luis Obispo County Visitors and Conference Bureau

ED5-1.2 Participate in the Edna Valley/Arroyo Grande Valley Vintners Association

ED5-1.3 Work with the hospitality industry to ensure overall understanding of the importance of customer service

ED5-1.4 Promote and maintain a "tourist friendly" customer service policy within and among City staff and departments

ED5-1.5 Work with local event coordinators, including the Arroyo Grande Valley Chamber of Commerce, Village Improvement Association, Edna Valley/Arroyo Grande Valley Vintners Association, and the San Luis Obispo County Visitors and Conference Bureau to promote special events, activities, and attractions

ED5-1.6 Assist in planning and executing special events and promotion focusing on economic development, cultural awareness and interaction, education, and other civic causes. Special events, promotions, and activities include expanded Farmers' Market, street fairs, parades, outdoor dining/cafes, wine tasting, outdoor music, and concerts in the park.

ED5-1.7 Develop additional tourist attractions and lodging in or near the Village Core

ED5-1.8 Work with developers, landowners, and others to site and design appropriate hotels, motels, bed and breakfasts, and country inns

HOUSING

OBJECTIVE **ED6 Promote development of affordable housing in accordance with the General Plan**

POLICIES ED6-1 Facilitate the maintenance and improvement of existing and new affordable housing through incentives and appropriate regulatory streamlining

ED6-2 Encourage and accommodate mixed-use projects, which include affordable housing for local workers

**IMPLEMENTATION
MEASURES**

ED6-1.1 Accept higher densities for attached single-family housing, multi-family housing, and new developments that include excellent design, landscaping, open space, and public transportation

ED6-1.2 Implement the residential rehabilitation program as outlined in the Redevelopment Plan Implementation Strategy

DEVELOPMENT PROCESS

OBJECTIVE **ED7 Develop a pro-business community image, including simplifying and streamlining the approval process**

POLICY ED7-1 Review the Architectural Review Committee, Planning Commission, and design or development review processes to determine how they can be streamlined

**IMPLEMENTATION
MEASURES**

ED7-1.1 Improve guidelines for design and development review,

ED7-1.2 Establish clear City standards and thresholds of acceptability for new developments,

ED7-1.3 Examine the possibility of an administrative review process as an alternative for routine projects that are consistent with the policies of the General Plan and requirements of the Development Code and City design and development guidelines,

ED7-1.4 Continue to coordinate "staff advisory" development-related meetings with businesses prior to submission of any formal applications, enhance comprehensive pre-application information and assistance and,

ED7-1.5 Provide City staff with ongoing education and training as to the importance of timely responses.

Introduction
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 Neighborhood and Community Park Standards
 Cooperation with Other Agencies
 Special Needs Recreation
 Recreational Trails
 Funding and Maintenance
Implementation Methods

PARKS AND RECREATION ELEMENT

Adopted by City Council, October 9, 2001

PARKS AND RECREATION ELEMENT

OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES

It is the overall goal of the City of Arroyo Grande to adequately provide for the recreational needs of Arroyo Grande area residents and visitors. The Parks and Recreation Element should be used as a guide for development additional park and recreation facilities: It should be recognized that City facilities also serve residents of adjoining communities and visitors as well as residents of the City.

Neighborhood and Community Park Standards

Objective PR1 Neighborhood and community park facilities, including the sports complex, should be provided at a ratio of four (4) acres of parkland per 1,000 persons.

Policy PR1-1 Neighborhood parks serve as the day-to-day recreational areas of the City, and should include such amenities as playgrounds, playfields, and areas for passive recreation.

Implementation Measure PR1-1.1 Review new development proposals for impacts to neighborhood park facilities and require dedication of land and/or payment of in-lieu fees pursuant to Ordinance 313 C.S.

Policy PR1-2 Community parks shall include playfields for such activities as baseball, softball, soccer and football, volleyball and tennis courts, restrooms and picnic areas.

Implementation Measure PR1-1.2 Review new development proposals for impact to community park facilities and require dedication of land and/or payment of fees pursuant to Ordinance 313 C.S.

Cooperation with Other Agencies

Objective PR2 The City should supplement existing park, recreation and cultural facilities when needed and economically feasible and cooperate with Lucia Mar Unified School District, the County and adjoining Cities of Pismo Beach, Grover Beach and Oceano CSD to provide for operation and maintenance and to develop additional facilities and services.

Policy PR2-1 Pursuant to the objective above, the following are identified as short-term needs (1-5 years from present) for additional recreational facilities:

Implementation Measure PR2-1.1 Actively seek grants through Proposition 12, and other funding for preservation of Swinging Bridge.

Implementation Measure PR2-1.2 Continue creek dedication required by Subdivision Ordinance.

Implementation Measure PR2-1.3 Construct Rancho Grande Park capital improvements.

Policy PR2-2 Pursuant to the objective above, the following are **intermediate-term** needs (5-15 years from present) for additional recreational facilities:

Implementation Measure PR2-2.1 Cooperate with the Lucia Mar Unified School District and/or San Luis Obispo County Park Division regarding future joint development of a park with swimming pool and/or multi-purpose room/gymnasium.

Implementation Measure PR2-2.2 In cooperation with other agencies, pursue construction of a senior's and/or youth recreation center.

Implementation Measure PR2-2.3 Encourage private development of a golf course and identify a potential County area in the Pismo Beach/Arroyo Grande Fringe that could accommodate such a facility. Consider ALC/Williams area as an alternative location subject to Specific Plan.

Implementation Measure PR2-2.4 Investigate use of Methodist Campground or Newsom Springs area for regional day camp/park amphitheater, and/or youth hostel facility.

Implementation Measure PR2-2.5 Improve bike lanes or paths that connect to County, Pismo Beach and Grover Beach systems and serve priority parks and schools.

Implementation Measure PR2-2.6 Encourage private development of equestrian facilities in the Oak Park Acres and/or adjoining unincorporated areas.

Policy PR2-3 Pursuant to the objective above, the following are long-term needs (10 – 20 years) for additional Commercial recreational facilities:

Implementation Measure PR2-3.1 Encourage private development of a miniature golf course by identifying those areas in the City that could accommodate facilities.

Implementation Measure PR2-3.2 Cooperate with San Luis Obispo County Parks Division to ensure that trail systems within Arroyo Grande link urban area with County trails.

Implementation Measure PR2-3.3 Encourage private and concessions by identifying those areas of the City that could accommodate such facilities.

Special Needs Recreation

Objective PR3 The City should promote recreation programs which meet the special needs of children, the elderly, and the handicapped.

Policy PR3-1 Continue and expand pre-school programs to meet existing and future needs.

Policy PR3-2 Disseminate local child care resource information and provide referral services to the residents of Arroyo Grande.

Policy PR3-3 Initiate programs and the construction of facilities within public parks that generate more outdoor and indoor activities for senior citizens.

Policy PR3-4 Coordinate an assistance program for elderly citizens requiring transportation to recreation programs using volunteers.

Policy PR3-5 Provide barrier free access in all new park developments.

Policy PR3-6 The City should continually assess the ever-changing recreation needs of the community.

Implementation Measure 3-6.1 The Parks and Recreation Commission shall review the Parks and Recreation Element for revision every two years.

Implementation Measure 3-6.2 At large, City-sponsored events, when appropriate, solicit public input via questionnaires on recreation needs of the City.

Recreational Trails

Objective PR4 A network of recreational trails, bicycle lanes and bikeways should be established for use by local residents and visitors to the Arroyo Grande Valley.

Policy PR4-1 Trails should be located generally as shown in Figure PR-2.

Implementation Measure PR4-1.1 Review development proposals for consistency with this element and require easements, dedications, and improvements when necessary.

Implementation Measure PR4-1.2 A regional recreational trail should be established along the Arroyo Grande Creek greenbelt from Strother Park to the ocean.

Implementation Measure PR4-1.3 Proposed trails, especially bicycle lanes which serve as connections to schools and recreation facilities, shall be given high priority in implementation

Implementation Measure 4PR-1.4 All established trails shall be identified by signage for identification and access.

Implementation Measure PR4-1.5 Safe street crossing provisions shall be incorporated into any trails/routes crossing major streets.

Funding and Maintenance

Objective PR5 The City will consider all available financing and acquisition techniques in the development and maintenance of park and recreation facilities.

Policy PR5-1 The financing of the City's park and recreation facilities and park system maintenance should be shared by the City, developers, special districts, and other government agencies.

Implementation Measure PR5-1.1 The City's Capital Improvement program is a means of coordinating the acquisition, improvement and rehabilitation of City park facilities.

Implementation Measure PR5-1.2 Solicit and make use of, to the maximum extent possible, any federal and/or state grants, matching funds programs, fees and private donations for the acquisition of parkland.

Implementation Measure PR5-1.3 Establish a volunteer program to reduce the cost of maintenance and operation of park facilities and recreation programs.

Implementation Measure PR5-1.4 Continue to utilize Quimby Ordinance fees and dedications to the maximum extent feasible, to improve and expand upon parks and recreational facilities.

Implementation Measure PR5-1.5 Implement existing park Master Plans and develop financing programs for needed improvements.

Policy PR5-2 The City will cooperate with San Luis Obispo County, the Lucia Mar Unified School District, other public agencies, and private interests to combine efforts of improvement, expansion or construction of new recreation facilities.

Implementation Measure PR5-2.1 Pursue development of joint facilities with the Lucia Mar Unified School District.

Implementation Measure PR5-2.2 Coordinate efforts to establish recreational trails with the San Luis Obispo County Parks Division.

Implementation Measure PR5-2.3 The City encourages commercial recreational facilities in the City, such as bowling alleys, miniature golf and/or sports complexes.

Policy PR5-3 The City shall improve and/or rehabilitate existing parks and recreation facilities and maintain them in the best possible condition for maximum public enjoyment.

IMPLEMENTATION METHODS

The financing of improvements described in this Element will require a mix of techniques available to pay for park development, maintenance, and operations. Several methods of financing new parks and recreation programs, and renovating and maintaining existing parks are described below. Each expansion or rehabilitation project should have a financing plan prepared that specifies the sources of revenue to pay for planning, land acquisition, capital improvements, rehabilitation, and operations and maintenance. Park and Recreation Facilities should be programmed as part of the City's Capital Improvement Program.

Maintenance and Operation

In order to avoid any deficits or cutbacks in the level of park maintenance, the following actions are recommended:

User fees: Consider collection of adult user fees and increases over above present level, where appropriate.

Concessions: Encourage increased concessionaire activities at appropriate facilities (Soto Sports Complex).

Citizen, League, and Team participation: Continue volunteer programs to include organized work days and expand if possible. Continue to encourage donations of time, materials, maintenance, and expertise by utility companies, businesses, and individuals as well as league and team members.

New Parks and Facilities

The City has a variety of options to fund new park and recreation operating expenses, including taxes, fees, bonds, assessments, donations, and /or grants, including the following revenue sources:

Quimby Act: The City will continue to implement the Quimby Act, which requires developers to provide land and/or fees for the acquisition and development of park and recreation facilities based on the local standard of four acres of parkland per 1,000 residents.

Federal and State Grants: The City should aggressively seek grants from State and Federal agencies, including State Park Bond Act funds, the Land and Water Conservation Fund and any new grant programs.

Land dedications/easements: As development occurs in areas of the City, appropriate land dedications and easements should be negotiated for park and recreation facilities.

Trail easements: In addition to the conventional park acquisition methods, public trail rights-of-way can be secured through agreements with public and semi-public organizations, such as utility companies and flood control districts. Trail development may be accomplished by developers, by contract with private construction firms, by volunteers (Boy Scouts, riding clubs, etc.), or nominal cost labor agreements (Honor camps – CMC).

Development impact fees: The City should consider an ordinance establishing development impact fees for the purpose of financing park improvements, including a portion of transient occupancy tax and the property transfer tax.

User fees: Designate a portion of adult user fees for new park and recreation facility acquisition.

Citizen participation: Continue to encourage donations, volunteer labor, foundation grants, and special events.

General Obligation Bonds: The City could consider a general obligation bond to finance needed park improvements with a two-third-majority vote. This option should be considered as a means to pay for a major share of land acquisition, capital improvements, and the rehabilitation of the park system outlined in the Parks and Recreation Element.

Revenue Bonds: The City may use revenue bonds to finance land acquisition and capital improvements for park facilities that generate revenues from user fees or concessions. This technique would most appropriately apply to equestrian centers, swimming pools, gymnasiums, and other special purpose facilities which can include user fees.

Cooperation with Other Agencies: The City should directly request financial support from the County, Cities of Grover Beach and Pismo Beach and Oceano CSD to contribute to the operations and maintenance costs of youth sports and other youth recreation programs serving non-Arroyo Grande City residents.

**TABLE PR-1
EXISTING CITY PARK AND RECREATION FACILITIES**

PARK/FACILITY NAME	LOCATION*	ACREAGE	FACILITIES
Neighborhood Parks:			
Elm Street Park	Elm Street between Ash & Fair Oaks (1)	5.00	Full use park
Terra de Oro Park	Oro Dr. between Platino Lane & Gularte Rd. (2)	3.40	Play area
Kiwanis Park	Olohan Alley & Bridge Street (3)	3.30	Picnic tables
Rancho Grande Park	Avenida de Diamante & James Way (8)	8.45	Undeveloped
Pocket/Wayside Parks:			
Nelson Green	Mason and Nelson Sts. (9)	1.2	Historical museum, building & grounds
Tiger Tail Park	Tiger Tail Dr. & Bambi Ct. (4)	0.35	Grass area with trees
Woodland Park	Woodland Dr. between Willow Ln. & Virginia Dr. (5)	0.35	Grass area with trees
Hoosgow Historical Park	Le Point St. & Miller Way (6)	0.31	Historic jail
Village Green & Gazebo	Olohan Alley (7)	0.25	Historic swinging bridge, picnic tables, restrooms, gazebo
SUBTOTAL ACREAGE – NEIGHBORHOOD PARKS = 22.6 ac.			
Community Parks:			
Strother Community Park	Huasna Rd. and eastern City limits (11)	7.21	Full use park, picnic areas, play area, restrooms
Community Sports Complex:			
Soto Sports Complex	Elm St. between Ash & Fair Oaks (10)	26.57	Picnic area, play area, playing fields, tennis courts, restrooms, Community Center building
SUBTOTAL ACREAGE – COMMUNITY PARKS & SPORTS COMPLEX = 33.8 ac.			
TOTAL ACREAGE – ALL PARKLAND = 56.4 ACRES			
APPROXIMATELY 3.4/1,000 POPULATION			

* Number in parenthesis corresponds to location on Existing Park and Recreation Facilities Map (Figure PR-1).

TABLE PR-1 (Continued)
OTHER PUBLIC/PRIVATE RECREATION

PARK/FACILITY NAME	LOCATION*	ACREAGE	FACILITIES
Wayside Parks:			
Hart-Collett Wayside Park	Traffic Way & Bridge St. (9)	0.36	Picnic table
Wayside Park	Valley Rd. & Via Berros (12)	0.16	
Dower Wayside Park	Traffic Way & Highway 101 (13)	0.10	Picnic table
Other Facilities:			
Loomis Narrow Gauge Railroad Monument	Mason & East Branch St. (14)	N/A	Plaque
Arroyo Grande Community Center	211 Vernon St. (15)	N/A	225-person capacity, kitchen, 2 meeting rooms
Methodist Campground	250 Wesley Avenue (18)	25	Swimming pool, overnight facilities, R.V. hookups, picnicking
Hospital Health Park	Fair Oaks Ave. near Halcyon Rd. (16)	N/A	Par course (exercise)
South County Regional Center	800 West Branch (17)	N/A	Library, large meeting room, stage, kitchen
Undeveloped City Properties:			
Ikeda Streambed Property	Coach Rd. at Arroyo Grande Creek (20)	2.27	Undeveloped
Cerro Vista Streambed Property	Arroyo Grande Creek between Cerro Vista Land and Cerro Vista Circle (21)	0.80	Undeveloped
Woodland Drive Streambed Property	West side of Arroyo Grande Creek at southern city limits (22)	0.90	Undeveloped

* Number in parenthesis corresponds to location on Existing Park and Recreation Facilities Map (Figure PR-1).



CITY OF ARROYO GRANDE 2001 GENERAL PLAN UPDATE PARKS & RECREATION ELEMENT

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-  Community Park/Sports Complex
-  Neighborhood Park
-  Other Facilities
-  School
-  Pedestrian Area
-  Path/Trail
-  Scenic
-  Priority Bike Routes

Map 4

U.C. BERKELEY LIBRARIES



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